

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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21 Osnaburg Street, Forfar, DD8 2AA

- **C-Listed Maisonette Apartment**
- **Prime Central Location**
- **Hallway**
- **Spacious Lounge**
- **Kitchen/Dining**
- **4 Piece Bathroom**
- **2 Double Bedrooms**
- **Box Room/ Study**
- **Gas Central Heating,**
- **EPC Band D**

Offers over £80,000

This early 19th Century, C-listed maisonette apartment is located in a prime central Conservation area within minutes' walk of all services and amenities. Forfar offers a broad cross section of social, leisure and consumer facilities and is popular with commuter providing easy access to the Dundee Aberdeen dual carriage way which connects to major routes north and south.

This particular property offers spacious and well-proportioned accommodation over three floors and benefits from gas fired central heating and has been fully rewired. Much of the character and charm has been retained with original staircases, window shutters and high ceilings.

Osnaburg Street is an iconic cobbled street in the centre of Forfar of mainly early 19th Century properties which reflects the type of housing significant to the boom in Osnaburg production.

This is a rare opportunity to obtain a traditional home of character which must be viewed to fully appreciate the bright and airy accommodation throughout. Carpets and blinds where fitted included.

Entrance Vestibule: Wooden exterior door. Wood and glazed door into inner staircase. Window providing natural light. Staircase leads to first floor landing.

First Floor Landing: Staircase to upper floor.

Lounge: Approx. 16'9x12'11. Spacious public room having two sash and case windows looking to front, both with fitted shutters. Window display shelves and storage below. Recess display area with cupboard below. Feature arch.



Kitchen:

Approx. 14'5x5'9. Fitted with a range of floor, wall and drawer units with integral electric oven, hob and extractor. Sink and drainer. Central heating boiler. Inset downlighters. Window to rear. Part tiled.

**Second Floor****Bathroom:**

Approx. 14'4x5'4. Has four piece suite comprising WC, wash hand basin, bath and shower cubicle. Inset downlighters.





Bedroom 1:

Approx. 13'2x11'9. Double bedroom with two sash and case windows looking to front. Wooden shutters. Wall storage cupboard. Large walk-in cupboard with shelving and hanging rail.



Attic Floor

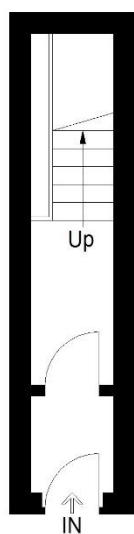
Bedroom 2:

Approx. 12'10x10'7. Another double bedroom with bay window with rooftop views. Two cupboards into eaves storage. Further walk-in wardrobe with shelving and hanging rail.

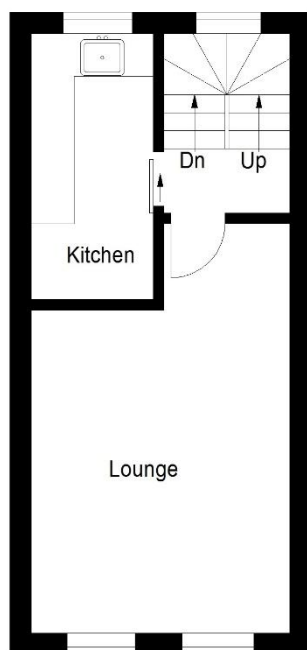


Box Room/Study:

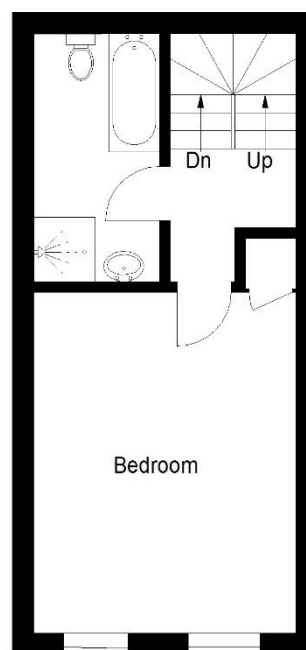
Approx. 7'8x5'5. Skylight window.



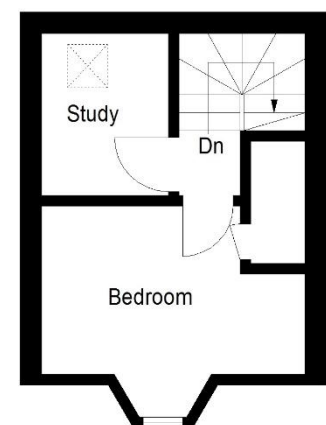
Ground Floor



First Floor



Second Floor



Attic Floor

Illustration For Identification Purposes Only. Not To Scale (ID1194527 / Ref:90450)



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All you need



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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