

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



19 Potters Park Crescent, Forfar DD8 1HH

- **Extended Detached Chalet Villa (Bett's Leven)**
- **Vestibule & Hallway**
- **Lounge/Bedroom 4**
- **Sun Lounge**
- **Kitchen Dining & Large Utility Room**
- **Ground Floor Shower Room**
- **3 / 4 Bedrooms**
- **Upper Floor Bathroom**
- **Gas Central Heating, Double & Triple Glazing, EPC C**
- **Large Workshop/Outbuilding with Power**
- **Gardens to Front & Rear, Driveway & Carport**

Offers over £260,000

This immaculately presented detached chalet style villa is situated in a popular residential location convenient for the town centre and all local amenities and services including shops, schools and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities, and provides easy access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. Beautiful views from the upper floor to Angus Glens.

The property is an excellent example of an extended Betts Leven and is in good ready to live in condition throughout. The subjects benefit from gas fired central heating, modern fitted dining size kitchen, modern shower room on the ground floor, and modern bathroom on the upper floor. The extension to rear provides a spacious public room, and the property could be reconfigured to four bedrooms by changing the use of the lounge.

There is driveway parking for a number of vehicles, carport and electric charging point. The gardens to front and rear are laid out for ease of maintenance with south facing with decking. In addition, there is a large workshop which also has power and light. This would be ideal for those working from home or as a games room studio etc. This property must be viewed internally to fully appreciate the spacious nature and quality of home being offered for sale.

Entrance Vestibule: Double glazed UPVC exterior door. Cupboard housing fuse box and electricity meter. Glazed door into hallway.

Hallway: Staircase to upper floor accommodation. Large under stair storage cupboard.

Lounge: Approx. 4.4m x 3.75m. Spacious public room Double glazed window to front.



Kitchen/Dining Room:

Approx. 3.75m x 4.1m. Fitted with a range of modern floor, wall and drawer units. Integral double oven, ceramic halogen hob, extractor hood. One and half sink and drainer. Space for large table and chairs. Inset downlights. Tiling to splash back. Double glazed window to side. Open plan to sun lounge.





Sun Lounge:

Approx. 4m x 4.2m. A recent addition extension to the property. South facing with triple glazed French doors and windows with views over the town towards the Angus Glens. Two double glazed Velux windows for additional light.

Utility Room:

Approx. 2.95m x 3.75m. Fitted with a range of modern floor and high level storage units. Wall mounted central heating Worcester boiler. Stainless steel sink and drainer. Plumbed for washing machine. Space for further appliances. Double glazed window and exterior door to rear.



Shower Room:

Approx. 1.8m x 2m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Double glazed frosted window to side.



Bedroom 3:

Approx. 3.22m x 3.3m. Double bedroom at ground floor level. Double glazed window to front. Three door fitted wardrobes with overhead storage.

**Upper Floor Accommodation:****Upper Floor Landing:**

Hatch to loft space.

Bedroom 1:

Approx. 3.73m x 3.53m. Spacious double bedroom. Double glazed windows to rear enjoying rooftop views over the town towards Strathmore and Balmashanner. Recessed fitted wardrobes with shelving and hanging rail.



Bedroom 2:

Approx. 4.6m x 3.25m Spacious double bedroom. Double glazed window to front enjoying excellent views over the town again to the Angus Glens and Grampian Foothills.

**Bathroom:**

Approx. 1.87m x 2.75m. Modern three piece white suite comprising WC, wash hand basin and bath. Tiling above bath. Extractor fan. Double glazed frosted window to side.

**Outside:**

Monoblock driveway to side provides ample space for multiple vehicles and leads to the car port. The garden to front is laid for ease of maintenance in gravel chips with shrub borders and mid-level dyke. The rear garden is enclosed and has south facing sun deck and is laid to lawn, again with well stocked shrub borders and patio area. Electric car charging point.



Workshop :

Approx. 7.82m x 2.8m. Has power and light. Could be converted to a garage if required or has multiple uses as gym, studio, playroom, or office for those working at home.



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