

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



44 Dundee Loan, Forfar DD8 1EE

- **First Floor Flat**
- **Entrance Porch & Hallway**
- **Lounge/Dining Room**
- **Open Plan Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Private Garden Areas & Shared Patio**
- **External Store & Shed**
- **Close to all Amenities**
- **Ideal First Time or Buy to Let Purchase**

Offers over £95,000

This well presented first floor flat is situated in a popular residential location only a short distance from the town centre, shops, schools, supermarkets and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation and is in good decorative order throughout. The subjects benefit from gas fired central heating, UPVC wood grain effect double glazing, spacious lounge/dining with open plan modern fitted kitchen, modern shower room and two spacious double bedrooms. In addition, there is disconnected sauna unit which can be utilised to the new purchaser's requirements. In addition, there is excellent storage throughout the flat.

Externally there is a private area of lawned garden with borders to rear and shared patio, store and shed.

This is an excellent opportunity to obtain a spacious home of this style and location and viewing is highly recommended.

Entrance Porch:

Glazed door and windows to front. Ideal storage space. Double glazed UPVC door into hallway.

Hallway:

Hatch to loft space. Double glazed frosted window to front. Natural wood flooring. Shelved storage cupboard. Further walk in boiler cupboard. **Boiler Cupboard:** Approx. 2.64m x 0.8m. Sky light window. Gas central heating boiler. Power and light.

Lounge/Dining:

Approx. 4.96m x 4.87m. Spacious lounge. Double glazed window to front. Feature fire surround and hearth for decorative purposes. Space for table and chairs. Open plan to kitchen.





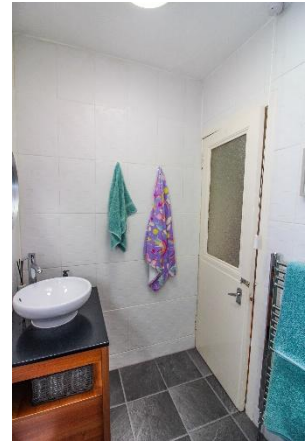
Kitchen:

Approx. 3.96m x 2m. Fitted with modern floor wall and drawer units. Integral oven, gas hob and extractor hood. Tiling to splash back. Plumbed for washing machine. Stainless steel sink and drainer. Ample space for further appliances. Double glazed window to front.



Shower Room:

Approx. 1.6m x 2.37m. Modern three piece white suite comprising WC, wash hand basin in fitted unit. Shower cubicle. Fully tiled. Roof window. Chrome ladder style towel rail.

**Bedroom 1:**

Approx. 3.4m x 5m. An excellent sized double bedroom. Double glazed window to front. Feature wood panelling. Wall storage cupboard.

**Sauna:**

Approx. 1.64m x 1.2m. Tylo Swedish sauna. Full wood panelling. Currently disconnected but could be easily reinstated if required.

Bedroom 2:

Approx. 3.76m x 4.31m. Another double bedroom. Double glazed window to rear. Wall storage cupboard.

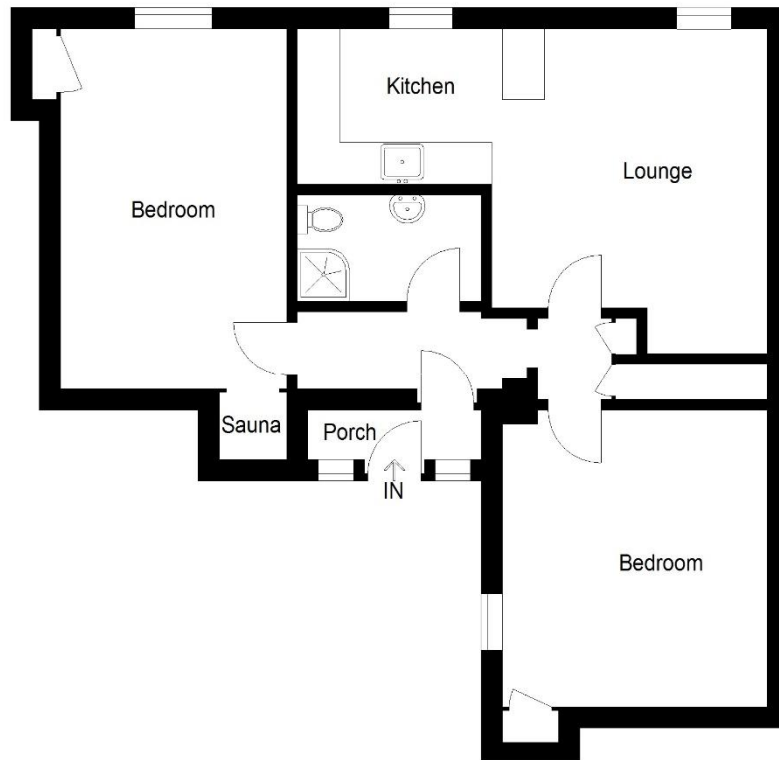


Illustration For Identification Purposes Only. Not To Scale (ID:1196941 / Ref:90490)

Outside:

Private area of rear garden laid out in lawn with borders. Store & Shed.



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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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