

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



'Delre House', 1 Carseburn Road, Forfar, DD8 3HW

- **Detached Bungalow in Central Location**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining & Utility**
- **Shower Room**
- **2 Double Bedrooms**
- **Fitted Wardrobes**
- **Enclosed Rear Garden with Shed**
- **Close to all Amenities**
- **Gas Central Heating & Double Glazing, EPC D**

Offers around £165,000 (Home Report Value 170K)

This traditional detached bungalow is situated in a prime central location, convenient for all local amenities including supermarkets. Local shops, bars, cafes, Lochside Country Park, Forfar Community Campus and Green's Car Park. 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 ant ground floor level and enjoys rooftop views over the town. Subjects benefit from gas fired central heating, double glazing, modern fitted kitchen and shower room and has retained some original character. The property has most recently been a rental property and previously a wellness clinic. The rooms subject to building warrant etc have potential to reconfigure to a three bedroomed home.

Externally there is an enclosed rear garden with sun terrace, mature shrubs and borders and shed.

This is an excellent opportunity to obtain ground floor central accommodation and viewing is highly recommended.

Vestibule: Double Glazed Exterior Door. Original mosaic tiled floor.

Hallway: Cornice

Lounge: Approx. 4.8m x 4.8m. Spacious public room with south facing views over town. Ornate cornicing. Double glazed Velux window providing additional light.





Kitchen Dining:

Approx. 5.6m x 2.83m. Modern floor wall and drawer units. Slot in cooker (no warranties given). Plumbed for dishwasher. Ceramic sink and drainer Double Glazed window and replacement door to rear.



Utility:

Approx. 1.5 x 1.8m. Plumbed for washing machine.

Shower Room:

Approx. 2.97m x 2m. Three piece white suite with wash hand basin, WC and shower cubicle.



Bedroom 1:

Approx. 3.8m x 3.95m. Spacious double south facing bedroom. Mirror fronted wardrobes.



Bedroom 2:

Approx. 3m x 2.4m. Another well proportioned south facing room. Mirror fronted wardrobes.



Garden:

Garden to rear. Fully Enclosed. Sun Terrace. Shed. Lower Garden enclosed and bounded by stone-built wall and have mature shrubs and order.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, the responsibility for their accuracy rests with the vendor. The purchaser is advised to satisfy themselves by inspection and to make their own enquiries. The vendor does not accept any liability for any errors or omissions. The purchaser is advised to make their own enquiries. The vendor does not accept any liability for any errors or omissions. The purchaser is advised to make their own enquiries.



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