

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



18 Manor Street, Forfar DD8 1BR

- **Semi Detached Cottage**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Boom**
- **Double Bedroom**
- **Attic & Basement**
- **Double Glazing & Electric Heating, EPC F**
- **Enclosed Garden to Rear, Outhouse & Shed**
- **Prime Central Location**

Offers over £95,000

This charming semi-detached extended stone built cottage is situated in a popular residential location only a short walk from the town centre and all local amenities including supermarkets, shops, public transport, and is next door to Canmore Bowling Club. 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 at ground floor level, and benefits from double glazing, electric heating, modern dining sized fitted kitchen with mostly integrated appliances, shower room and spacious double bedroom with fitted wardrobes. In addition there is attic and basement storage.

Externally there is a charming enclosed mature rear garden with shed and outhouse.

This is a rare opportunity to obtain a central cottage of character, convenient for all services, and viewing is highly recommended.

Entrance Vestibule: Wood and glazed exterior door. Split pane shaker style door into hallway.

Hallway: Hatch to loft space with pull down ladder.

Lounge: Approx. 4.82m x 4.85m. Spacious public room. Two double glazed windows to front with window display shelves. Further double glazed window with display shelf enjoying outlook over the rear garden. Inset downlighters. Recess display alcove with storage below.



Kitchen/Dining:

Approx. 5.14m x 2.55m. Fitted with modern floor, wall and drawer units. Integral electric oven, hob, extractor hood and dishwasher. Tiling to splash back. Plumbed for washing machine. Integral fridge and freezer. Ample work surfaces. Space for table and chairs. Double glazed UPVC window to rear. Double glazed UPVC exterior door.

**Shower Room:**

Approx. 3.3m x 1.75m. Three piece white suite comprising WC, wash hand basin in unit and shower cubicle. Part tiled, part wet wall. Inset downlighters. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom:

Approx. 4.67m x 3m. Two double glazed windows to front. Both with window display shelves. Double mirror fronted wardrobe.

**Outside:**

Charming, enclosed garden to rear bounded by stone built walls and laid out in areas of patio, with mature shrubs and borders. Timber shed. Decking, feature arch and outhouse.

Outhouse:

Approx. 3.7m x 2.35m Single glazed window. Fitted units. Stainless steel sink and drainer.





Approximate Gross Internal Area
65.7 sq m / 707 sq ft

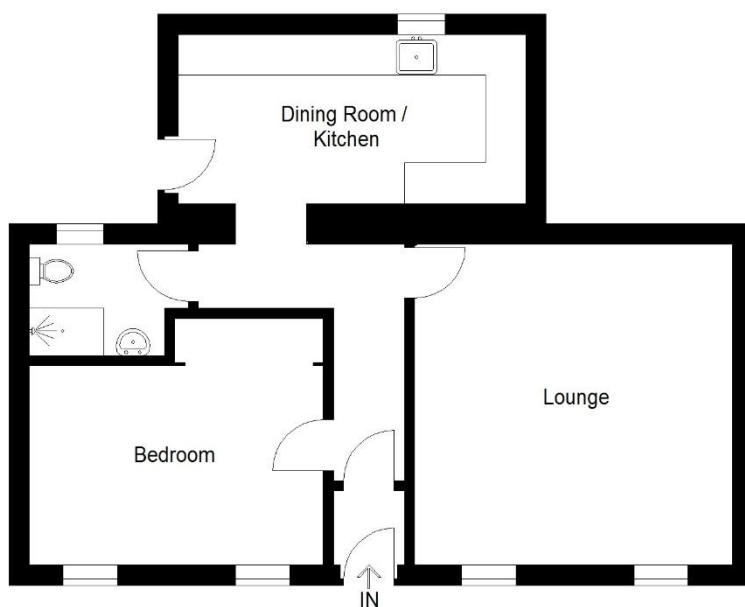


Illustration For Identification Purposes Only.
Not To Scale (ID:1201400 / Ref:90559)

tspc.co.uk
Make it your home page

pspc
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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com