

# Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



**59 Threewells Drive, Forfar DD8 1ER**

- Terraced Villa
- Hallway & Vestibule
- Lounge
- Kitchen Dining
- Cloaks/WC
- Shower Room
- 4 Bedrooms
- Gas Central Heating
- Double Glazing, EPC C
- Low Maintenance Gardens & Store

**Offers over £125,000**



This well presented deceptively spacious terraced villa is situated in a popular residential location with convenient access to the town centre and all local amenities including local shops and schools. 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 routed north and south.

The property offers spacious well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from UPVC double glazing, replacement doors, solid oak internal doors on the ground floor, dining size modern fitted kitchen, downstairs cloaks/WC, four well-proportioned bedrooms and modern shower room on the upper floor.

There are fully enclosed well laid out gardens to both front and rear for ease of maintenance and external store. This is a rare opportunity to obtain a four bedroom home of this style and location, and viewing is highly recommended.

**Entrance Vestibule:**

Double glazed exterior door. Glazed bevel glass door to hallway. Staircase to upper floor accommodation. Double glazed exterior door. Under stair store cupboard and recess. Large, shelved storage cupboard.

**Cloaks/WC:**

Approx. 1m x 1.5m. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to front.

**Lounge:**

Approx. 3.95m x 5.1m. Bright and spacious south facing room. Double glazed window to front.



**Kitchen/Dining:**

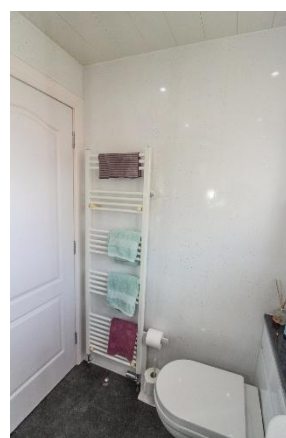
Approx. 3.8m x 2.7m. Fitted with modern floor, wall and drawer units. Integral Blomberg oven, Bosch microwave, gas hob, extractor hood and integral dishwasher. Plumbed for washing machine. Ample space for further appliances. Double glazed window to rear. Space for table and chairs.

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

Hatch to loft space. Large walk in shelved storage cupboard with light.

**Shower Room:**

Approx. 1.8m x 1.85m. Modern three piece white suite comprising WC, wash hand basin in fitted units. Shower cubicle. Full sparkle effect wet wall. Low maintenance ceiling with downlighters. Ladder style towel rail.





**Bedroom 1:**

Approx. 3.97m at widest x 3.36m. Spacious double bedroom. South facing double glazed window with views towards Balmashanner. Large, shelved wardrobe, also housing central heating combi boiler. Further double fitted wardrobe.

**Bedroom 2:**

Approx. 3.98m at widest x 3.88m. Double bedroom. Double glazed window to rear with rooftop views over the town towards the Angus Glens. Double fitted wardrobe.

**Bedroom 3:**

Approx. 2.55m x 3m. Double bedroom. Double glazed window to front.

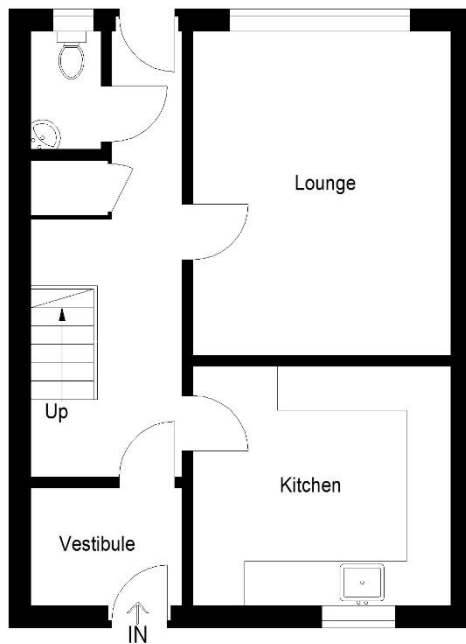


**Bedroom 4:**

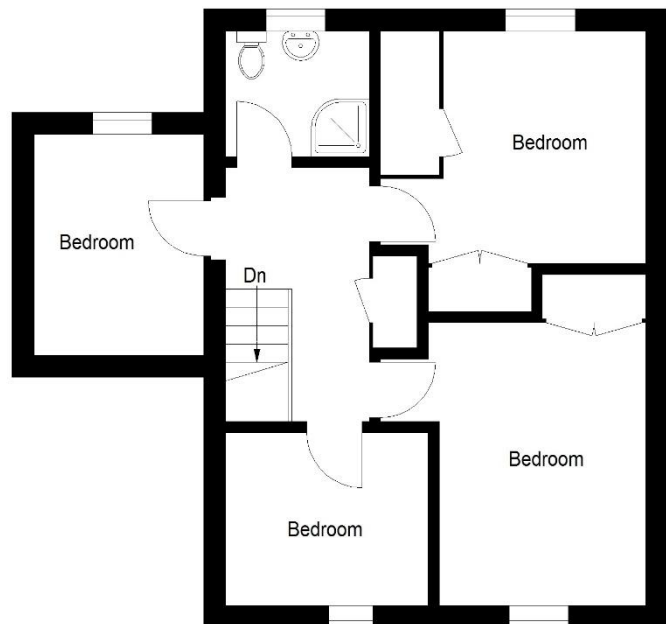
Approx. 2.52m x 2.98m. Another well proportioned room. Double glazed window to rear.

**Outside:**

The front garden is enclosed by low level dyke and laid out in gravel chips with shrub borders for ease of maintenance. The rear garden again is fully enclosed, and laid out in gravel chips and patio, and having external store.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1203005 / Ref:90582)





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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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