

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



8b Coutties Wynd, Forfar DD8 2EU

- **First Floor Flat with Secure Entry System**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **2 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Shared Drying Area**
- **Central Location**

Offers over £85,000

This extremely spacious first floor flat forms part of a well maintained block of four in a central location within walking distance of 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 convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers well-proportioned accommodation throughout and benefits from secure entry system double glazing, gas fired central heating with combi boiler, two good sized double bedrooms, modern fitted kitchen, and recently installed shower.

Externally there is a low maintenance shared drying area to rear.

This is an excellent opportunity for a number of purchasers including first time and buy to let and viewing is highly recommended to fully appreciate the spacious nature of property being offered for sale.

Entrance Hallway:

Secure entry phone. Hatch to loft. Shelved storage cupboard.

Lounge:

Approx. 3.91m x 4.6m. Spacious public room. Double glazed window to front. Feature fireplace with electric fire and tiled hearth.



Kitchen/Dining:

Approx. 3.51m x 3.4m. Modern fitted kitchen with range of floor, wall and drawer units. Electric cooker connection. Plumbed for washing machine. Ample space for further appliances. Extractor hood. Stainless steel sink and drainer with mixer tap. Double glazed window to rear. Space for table and chairs. Large, shelved cupboard also housing the gas central heating combi boiler.

**Shower Room:**

Approx. 1.96m x 1.97m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Wet wall panelling. Part tiled.



Bedroom 1:

Approx. 4m x 3.3m. Double bedroom. Double glazed window to front. Double fronted wardrobes.



Bedroom 2:

Approx. 3.87m x 2.55m. Another double bedroom. Double glazed window to rear. Double fitted wardrobes.



Outside:

Shared drying area to rear.



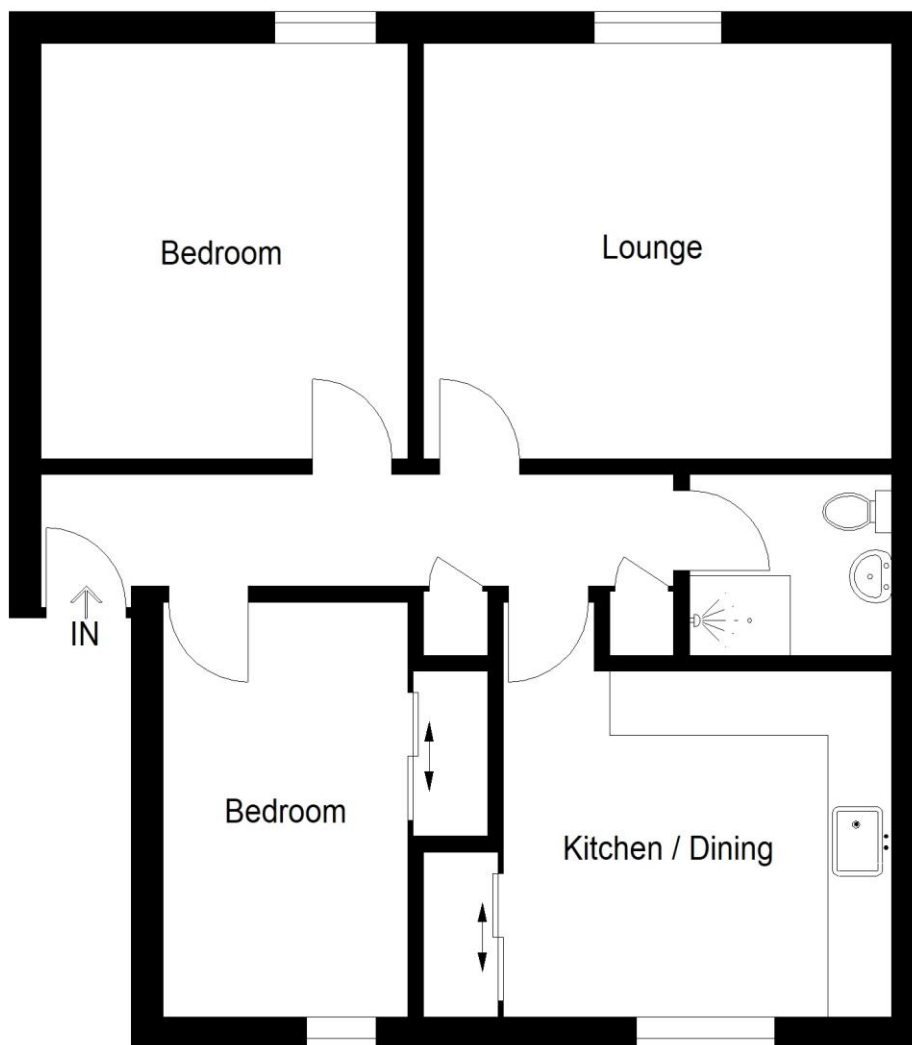


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Not To Scale (ID:1206917 / Ref:90667)



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