

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



97 Graham Crescent, Forfar, DD8 1DW

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **4 Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Enclosed Gardens to Front & Rear**
- **Close to all Amenities**

Offers over £150,000

This semi-detached family villa is set within a popular residential location only a short walk from the town centre, Langlands Primary School, bus routes and all local amenities. 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 deceptively spacious accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, UPVC double glazing, multi fuel burning stove in lounge, modern bathroom with shower and modern kitchen with integral double oven, hob and extractor hood.

A major attraction of this property are the beautifully maintained and enclosed gardens to front and rear in areas of lawn, decking, patio areas, shed and store. This is an excellent example of the house style and internal viewing is essential to appreciate the spacious nature of home together with the open south facing views to front and the mature gardens to rear.

Entrance Hallway:

UPVC double glazed exterior door. Staircase to upper floor accommodation. Useful under stair storage cupboard.

Lounge:

Approx. 3.86m x 4.3m. Bright and spacious public room with focal point being a multi fuel burning stove on slate hearth and wooden mantel above. Wall storage cupboard. Double glazed south facing windows to front.



Kitchen:

Approx. 4.95m x 2.36m. Fitted with modern floor, wall and drawer units with integral double oven, gas hob and extractor hood. Plumbed for washing machine and dishwasher. Ample space for further appliances. 1.5 sink and drainer with mixer tap. Double glazed window and UPVC exterior door enjoying outlook over the garden to rear.

**Dining Room/Bedroom 4:**

Approx. 3.5m x 2.71m. Double bedroom at ground floor level. Double glazed south facing window to front.

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

Double glazed window to side. Hatch to loft space.

Bathroom:

Approx. 2.4m x 1.6m. Three piece modern white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Chrome ladder style towel rail. Extractor fan. Low maintenance ceiling with downlighters.



Bedroom 1:

Approx. 3.7m x 3.86m. Spacious south facing double bedroom with double glazed window to front enjoying views over the town towards Balmashanner monument..

Bedroom 2:

Approx. 2.9m x 4.17m. Another spacious double bedroom with double glazed window to rear.

Bedroom 3:

Approx. 3.47m x 3m. Another double bedroom with double glazed window again with the views to front.

**Outside:**

The enclosed front garden is laid to lawn with raised south facing sun terrace and well stocked herbaceous borders.

The rear garden is sectioned with a patio and gravel chip area. Timber shed and store. Gate and fencing and pergola to the enclosed rear garden which is screened by mature trees to rear. High level fencing, lawn and decking.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1210520 / Ref:90739)

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