

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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Flat 3, 2 Castle Street, Forfar DD8 3AD

- First Floor Flat
- Secure Entry
- Hallway
- Lounge
- Open Plan Kitchen
- Bathroom with Shower
- Bedroom
- Study/Nursery Bedroom
- Gas Central Heating & Double Glazing, EPC C
- Prime Central Location

Offers over £55,000

This well presented first floor flat occupies a prime central location within convenient distance of all local amenities and services including supermarkets independent retailers, bars, cafes 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 flat is accessed by a well maintained and carpeted mutual close. The property offers well-proportioned accommodation throughout and is in good decorative order. The subjects benefit from double glazing, gas fired central heating, modern fitted kitchen with integral oven, hob and extractor hood, modern bathroom with shower, and secure entry system.

This is an excellent opportunity for a first time or buy to let, and viewing is highly recommended.

Entrance Hallway: Two useful storage cupboards. All accommodation leading off.

**Lounge/
Open Plan Kitchen:** Approx. 6.24m x 3.11m. Lounge has double glazed sash and case style windows to front with fixed shutters. Glass display cupboard. Kitchen fitted with modern floor, wall and drawer units with tiling to splash back. Integral oven, gas hob and extractor hood. Double glazed window to rear.





Bathroom:

Approx. 2.33m x 1.81. Three piece modern white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Extractor fan. Heated ladder style towel rail.



Bedroom :

Approx. 2.57m x 3.11m. A well proportioned room. Double glazed sash and case style windows looking to front.



Study/ Box Room:

Approx. 1.68m x 2.85m. Fitted wardrobe. Sash and case style double glazed windows to front.



Illustration For Identification Purposes Only.
Not To Scale (ID1211893 / Ref:90776)



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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