

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



67 Graham Crescent, Forfar DD8 1DU

- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating with Combi Boiler**
- **Double Glazing**
- **Front & Rear Garden & Timber Outbuildings**
- **Communal Areas of Garden**
- **EPC C**

Offers over £72,000 (HR Value 85K)

This well presented main door ground floor apartment is situated in a popular residential location of similar styled homes within walking distance of the town centre, Langlands Primary School, public transport and most 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 has been well maintained by the present owner and is in ready to live in condition. Features include double glazing, double glazed exterior doors, a modern fitted kitchen with integral oven, hob, extractor hood, washing machine and tumble dryer included modern shower room and two well-proportioned double bedrooms.

Externally there is private garden to front, private area to rear, communal areas and a range of timber outbuildings.

This is an excellent opportunity for a number of purchasers including first time and buy to let, and viewing is essential to fully appreciate. Recently fitted carpets and floorcoverings included.

Entrance Vestibule: UPVC double glazed exterior door.

Hallway: Useful shelved storage cupboard, also housing the recently installed fuse box. Further useful shelved storage cupboard.

Lounge: Approx. 4.65m x 3.75m. Spacious public room. Having double glazed window to front enjoying open outlook over green space. Feature fireplace on stone hearth. Recessed display shelving.



Kitchen:

Approx. 3m x 2.8m. Modern fitted kitchen with range of floor, wall and drawer units. Integral oven, ceramic hob, extractor hood. Washing machine and tumble dryer (no warranties given) Stainless steel sink and drainer with mixer tap. Co-ordinated work surface and splash back. Low maintenance ceiling. Recess cupboard also housing the gas central heating combi boiler. Double glazed exterior door to rear.



Shower Room:

Approx. 1.91m x 2.1m. Three piece white suite comprising WC, was hand basin and corner shower cubicle. Part wet wall. Part tiled. Extractor fan. Low maintenance ceiling. Double glazed frosted window to rear.



Bedroom 1:

Approx. 4.23m x 3.76m. Spacious double bedroom. Double glazed windows to front and side. Recess display alcove.



Bedroom 2:

Approx. 3.99m x 3.32m. Another spacious double bedroom. Double glazed windows to side and rear. Fitted wardrobe.



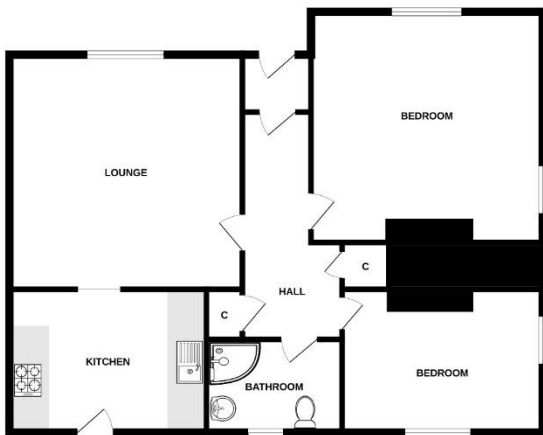
Outside:

Enclosed private garden to front. Private paved rear garden. Shared areas. Range of timber sheds. Communal pathways.





GROUND FLOOR



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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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