



12 Taylor Street,  
Forfar, DD8 JQ



*Spacious & versatile family home in move in condition throughout*

3 Bed   2 Bath   3 Reception

This beautifully presented three-bedroom family home offers generous, versatile accommodation and is brought to the market in true move-in condition. Ideally located on Taylor Street, the property provides convenient access to local amenities, with Forfar Academy situated further along the road and excellent links available to the A90 for commuting. This lovely home benefits from Gas central heating, double glazing and a floored attic with access via a Ramsay Ladder. Included in the sale are all light fittings, floor coverings and blinds where fitted.

Upon entering through a recently installed front door, you are welcomed into a bright hallway with excellent storage. The lounge is a particularly attractive space, featuring a large bay window that fills the room with natural light, complemented by traditional cornicing and a charming wood-burning stove. A second reception room sits in the centre of the property and is currently arranged as a dining room, providing an elegant space for family meals or entertaining. The recently refurbished kitchen offers modern functionality along with a useful walk-in pantry and includes an integrated dishwasher. From here, the home opens into a spacious sitting area creating a desirable open-plan feel ideal for family living. Bi-fold doors lead directly to the rear garden, extending the living space during warmer months. A separate utility room off the kitchen adds further practicality, while the stylish downstairs shower room is finished to a modern standard.

Upstairs, the property offers three generous double bedrooms. The primary bedroom benefits from built-in storage, while one of the additional double rooms also includes integrated wardrobe space. The family bathroom is also located on this level and features a contemporary suite with a shower over the bath.

Externally, the property provides a chip-stone driveway to the front, offering off-street parking for multiple vehicles and leading to a single garage. The rear garden is attractively landscaped for easy maintenance, mainly laid to slabs with a lawn drying area, raised flower beds, and a fully powered summerhouse perfect for relaxation, hobbies, or additional workspace.

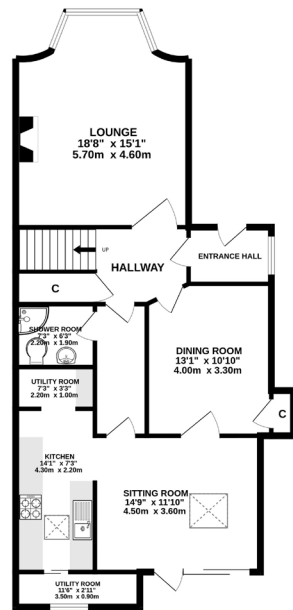
This is a superb opportunity to acquire a spacious, well-maintained home in a sought-after location, ideal for families seeking both comfort and convenience.

**Features**

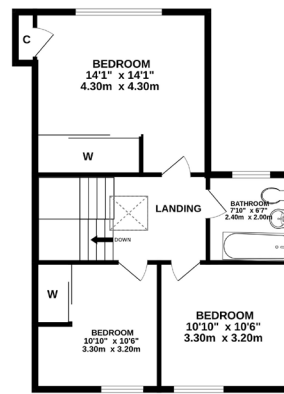
- Hallway
- Lounge
- Dining Room
- Kitchen
- Sitting Room
- Utility
- Shower Room
- 3 Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens
- EPC Rating D

**Offers Over £290,000**

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HERRON C2025



Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

FOR VIEWING:

**By appointment only**

Contact Lindsays on:

📞 01382 802050

✉️ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.