

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**41 Grampian Park, Forfar DD8 1DB**

- **Terraced Villa**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Rear Porch**
- **2 Double Bedrooms**
- **Bathroom**
- **Gas Central Heating & Double Glazing, EPC E**
- **Gardens Front & Rear**
- **Two External Stores**

**Offers over £100,000**

This spacious mid terraced villa is situated in a popular residential location within a short walk of the town centre, Langlands Primary School, bus routes, local shops and supermarkets. 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 owners and is in good decorative order and benefits from gas fired central heating, double glazing, and well-proportioned accommodation throughout.

There are easily maintained gardens to both front and rear with two stores.

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

**Entrance Vestibule:** Exterior door. Staircase to upper floor accommodation. Useful storage cupboard.

**Lounge/Dining Room:** Approx. 6.55m x 3.42m. An excellent sized public room. Double glazed windows to both front and rear. Feature fireplace with gas fire and display plinth.



**Kitchen:**

Approx. 2.67m x 2.76m. Fitted with a range of floor, wall and drawer units. Slot in gas cooker. Plumbed for washing machine. Stainless steel sink and drainer. Useful large, shelved storage cupboard.



**Rear Porch:**

Approx. 2.51m x 1.95m. Windows to both sides and exterior door. Roof windows.



**Upper Floor Accommodation:**

**Upper Floor Landing:**

Useful double storage cupboard, also housing the cold water tank.

**Bathroom:**

Approx. 1.90m x 2.21m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Chrome ladder style towel rail. Fully tiled. Double glazed window to rear. Extractor fan. Cupboard housing the hot water tank.



**Bedroom 1:**

Approx. 2.75m x 4m. Spacious double bedroom. Double glazed window to front enjoying open outlook over green space. Two double fitted wardrobes.



**Bedroom 2:**

Approx. 2.76m x 3.92m. Another good sized double bedroom. Double glazed window to rear with views over the town towards Balmashanner. Double fitted wardrobes.

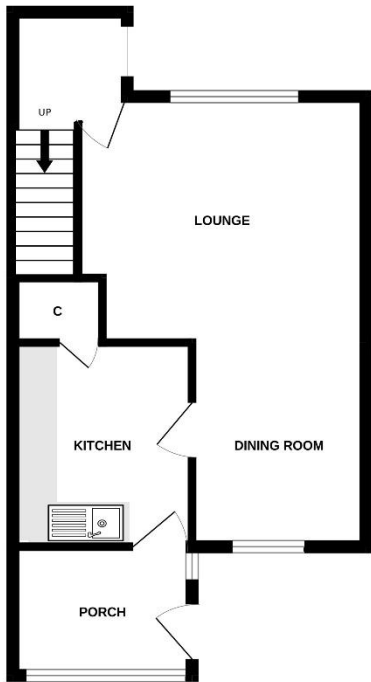


**Outside:**

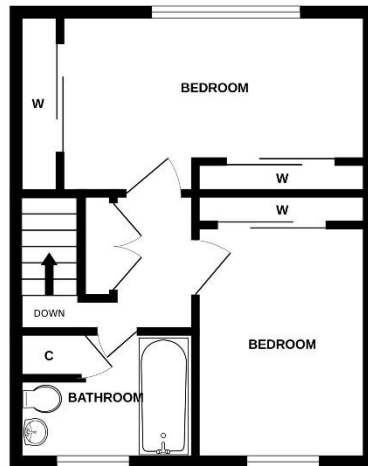
External store. The front garden is laid out in paved pathways and gravel chips with well stocked shrub and hedge border. The rear garden is low maintenance with paved pathways and gravel chips. Two external stores.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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