

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



11 Westfield Loan, Forfar DD8 1EJ

- **Semi Detached Chalet Villa**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen Dining**
- **Ground Floor Bathroom**
- **3 Bedrooms**
- **Upper Floor Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **1.5 Garage & Driveway Parking**
- **Low Maintenance Gardens**

Offers over £200,000

This well presented semi-detached chalet villa is situated in a sought after residential location within walking distance of the town centre, local shops, bus routes and primary school. 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 spacious and well proportioned accommodation over two floors and is in excellent decorative order. The subjects benefit from double glazing, gas fired central heating with combi boiler, a modern fitted dining kitchen, modern recently installed bathroom at ground floor level, modern shower room on the upper floor and three well-proportioned double bedrooms, all with fitted wardrobes.

Externally there is driveway parking for multiple vehicles leading to the 1.5 garage with power and light. There are easily maintained gardens to both front and rear.

This is an excellent opportunity to obtain a spacious family home of this style and location and viewing is highly recommended.

Entrance Hallway: Double glazed UPVC exterior door and side panel. Staircase to upper floor accommodation. Useful under stair storage cupboard. Shelved airing cupboard.

Lounge/ Dining Room: Approx. 3.85m x 4.92m. Spacious public room. Double glazed window to front enjoying open outlook towards woodland.



Bathroom:

Approx. 2.1m x 2.15m. Modern recently installed three piece suite comprising WC, wash hand basin and bath. Shower handset mixer over bath. Part wet wall panelling. Chrome ladder style towel rail. Complementary fitted bathroom cabinet. Double glazed frosted window to front.



Kitchen/Dining:

Approx. 2.52m x 3.2m. Fitted with modern floor wall and drawer units with tiling to splash back. Integral double oven, gas hob and extractor hood. Built in breakfast bar. Integral fridge and dishwasher. Plumber for washing machine. Stainless steel sink and drainer with mixer tap. Double glazed window to rear.



Bedroom 1:

Approx. 2.8m x 3.5m. Double bedroom at ground floor level. Two fitted wardrobes. Double glazed window to rear.



Upper Floor Accommodation:



Upper Floor Landing:

Double glazed window to side which also enjoys views over the town towards the Grampian foothills and Angus Glens. Large boiler cupboard with light and housing the gas central heating combi boiler. Hatch to fully floored loft.

Shower Room:

Approx. 2.17m x 2.52m at widest. Modern three piece white suite comprising WC, wash hand basin in fitted unit and shower cubicle. Part tiled. Part wet wall. Chrome ladder style towel rail. Double glazed Velux window. Low maintenance ceiling.



Bedroom 2:

Approx. 4.15m x 3.13m. Spacious double bedroom. Double glazed Velux window to front. Fitted wardrobe.



Bedroom 3:

Approx. 4.1m x 3.15m. Another spacious double bedroom. Double glazed Velux window to rear. Fitted wardrobe.

Outside:

Driveway parking to side provides ample space for multiple vehicles and leads to the 1.5 garage with power and light. The front garden is laid to lawn with shrubs, paved pathways, rhododendrons and heather borders. The rear garden is laid out for ease of maintenance in large patio and borders.





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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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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