

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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52 Thornton Park, Forfar, DD8 1HQ

- **Terraced Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **2 Double Bedrooms**
- **Bathroom with Shower**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Low Maintenance Gardens**
- **External Store**

Offers over £100,000

This spacious mid-terraced villa is situated in a popular residential location within convenient access of all local amenities including shops, Primary School, town centre 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 property offers spacious well-proportioned accommodation throughout and benefits from double glazing with patio doors, modern dining size kitchen, modern bathroom, south facing lounge and two double bedrooms.

Externally there are low maintenance gardens to both front and rear and external store.

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

Entrance Hallway: Double glazed exterior door. Staircase to upper floor accommodation. Under stair storage. Newly fitted carpet.

Lounge: Approx. 5.45m x 3.35m. Spacious public room. South facing with double glazed patio doors overlooking the rear garden.



Kitchen/Dining:

Approx. 3.22m x 3.15m. Modern kitchen/dining with a range of floor, wall and drawer units with built-in breakfast bar. Integral oven, gas hob and extractor hood, fridge & freezer. Plumbed for washing machine (washing machine included no warranties given).. Ample work surfaces. Stainless steel sink and drainer. Double glazed exterior door and double glazed window to rear.



Upper Floor Accommodation:

Staircase:

Mid-floor landing. Double glazed window to side providing natural light.

Upper Floor Landing:

Two useful shelved storage cupboards, one housing the gas central heating combi boiler. Further shelved storage cupboard above stairs. Hatch to loft space.

Bedroom 1:

Approx. 3.5m x 3.4m. Double bedroom with double glazed window to rear. Newly fitted carpet.



Bedroom 2:

Approx. 3.5m x 3.2m. Another good size double bedroom again south facing.



Bathroom:

Approx. 2.33m x 1.85m. Modern three piece white suite comprising WC, wash hand basin and P-shaped bath. Shower over bath with shower screen. Full wet wall panelling. Double glazed frosted window to front.



Outside:

Small low maintenance garden to front with gravel chips. Rear garden is laid out for ease of maintenance in gravel chips and patio areas with brick built external store. Access path.



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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