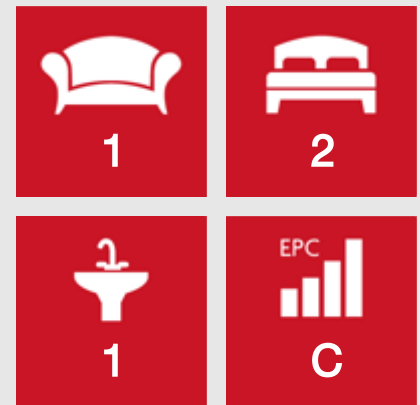




**Thorntons**  
The right way to move

95 Lilybank Crescent, Forfar,  
Angus DD8 2JA





## Summary

Thorntons are delighted to bring to the market No. 95 Lilybank Crescent, a well-presented upper flat situated in a popular central location of Forfar. The attractive accommodation comprises a hallway, lounge, fitted kitchen, bathroom, and two double bedrooms. Further benefits include double glazing and gas-fired central heating. Externally, there is a garden running down the side of the house, together with a drying area and timber shed. Offering an affordable first-time purchase in a highly sought-after area, early viewing is strongly recommended.

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## Features

- 2 Bedroom Upper Flat
- Spacious Lounge
- Fitted Kitchen
- 3 piece bathroom with shower over bath
- Double Glazed & Gas Central Heating
- Early Viewing is Highly Recommended
- Private Garden with timber shed
- Popular residential area of Forfar
- Ideal 1st Time Purchase or Rental Investment

## Room Measurements

Lounge 15'5" x 11'10" (4.70m x 3.60m)

Kitchen 9'10" x 9'2" (3.00m x 2.80m)

Bedroom 12'6" x 9'2" (3.80m x 2.80m)

Bedroom 11'9" x 11'5" (3.58m x 3.49m)

Bathroom 9'2" x 4'11" (2.80m x 1.50m)



# Floorplan

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### CUPAR

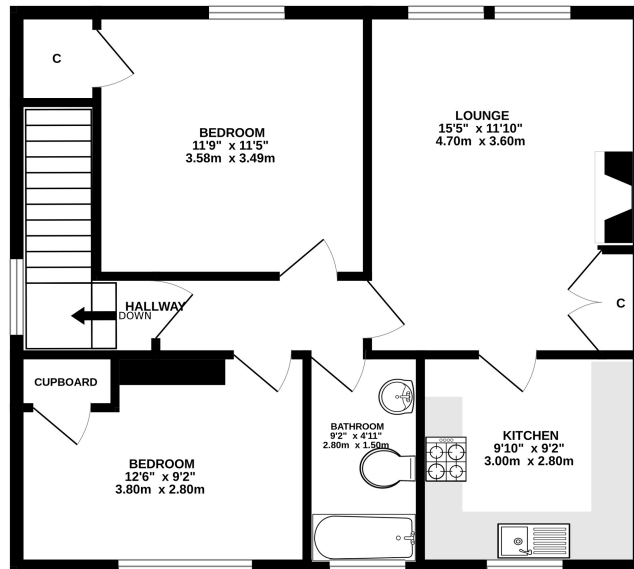
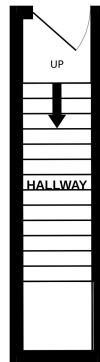
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GROUND FLOOR

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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