

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



30 Kemsley Place, Forfar, DD8 1HD

- **Terraced Villa**
- **Hallway**
- **Lounge/Dining**
- **Kitchen & Utility Porch**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Low Maintenance Gardens**
- **Shed, Log Store & Storage**

Offers over £115,000

This well presented terraced family villa is situated in a popular residential location within convenient distance of all local services and amenities including shops, schools 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 major routes north and south.

The property offers spacious and well-proportioned accommodation on two floors and is in good decorative order. The subjects benefit from gas fired central heating with Worcester combi boiler. UPVC double glazing with replacement doors, modern fitted kitchen, modern shower room and three well-proportioned bedrooms. There are enclosed gardens to both front and rear which have been laid out for ease of maintenance and have shed, log store and additional storage unit.

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

Entrance Vestibule: Double glazed UPVC exterior door. Glazed door into hallway.

Hallway Staircase to upper floor accommodation. Wall storage cupboard also housing electricity meter.

Lounge/Dining Room: Approx. 5.85m x 3.35m. Bright and spacious public room with double glazed window and French doors overlooking garden to rear. Feature tiled corner wall with wall mounted electric flame effect fire. Space for table and chairs. Feature arch and sliding door to kitchen.





Kitchen:

Approx. 2.81m x 3.45m. Fitted with modern floor, wall and drawer units. Range style cooker with glass splashback and canopy extractor hood. Tiling to splashback with under pelmet lighting. Ample space for further appliances. Plumbed for slimline dishwasher. Contemporary style wall radiator.



Rear Porch:

Double glazed UPVC exterior door. Plumbing for washing machine. Power points. Space for tumble dryer.

Upper Floor Accommodation:

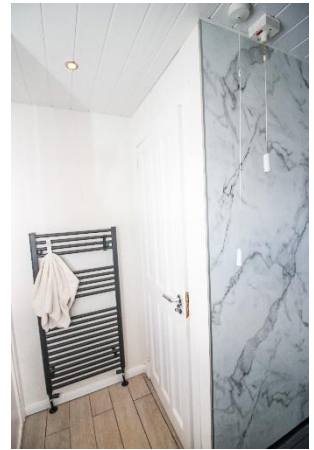


Mid Floor Landing and Upper Floor Landing:

Double glazed frosted window providing natural light. Cupboard housing the Worcester central heating boiler.

Shower Room:

Approx. 2.65m x 1.98m. Modern three piece white suite comprising WC, wash hand basin and walk-in shower enclosure. Part wet wall panelling. Low maintenance ceiling with downlighters. Heated ladder style towel rail. Useful shelved towel cupboard. Illuminated mirror.



Bedroom 1:

Approx. 4.1m x 2.95m. Spacious double bedroom with double glazed window to rear. Built-in shelving.



Bedroom 2:

Approx. 2.91m x 2.81m. Another double bedroom with double glazed window to rear.



Bedroom 3:

Approx. 2.1m x 3.22m at widest. Another well-proportioned room with double glazed window to rear. Shelved storage cupboard. Hatch to loft space.



Outside:

Front garden has timber shed and laid out in monoblock and paving stones for ease of maintenance.

The enclosed rear garden is again laid out for ease of maintenance with artificial grass, patio, log store and storage unit.





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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