

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



**166B, East High Street, Forfar, DD8 2HG**

- **Terraced Villa in Off Street Location**
- **Porch**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Double Glazing & Gas Central Heating, EPC D**

**Offers over £57,000 ( Home Report Valuation 60K)**

Nestled in an off street central location in the heart of Forfar this mid-terraced villa offers an excellent opportunity for first-time buyers and buy to let investors. All local amenities are close by including shops, supermarkets, bars, cafes and public transport.

The property comprises a two storey terraced dwelling house and features include gas central heating and double glazing.

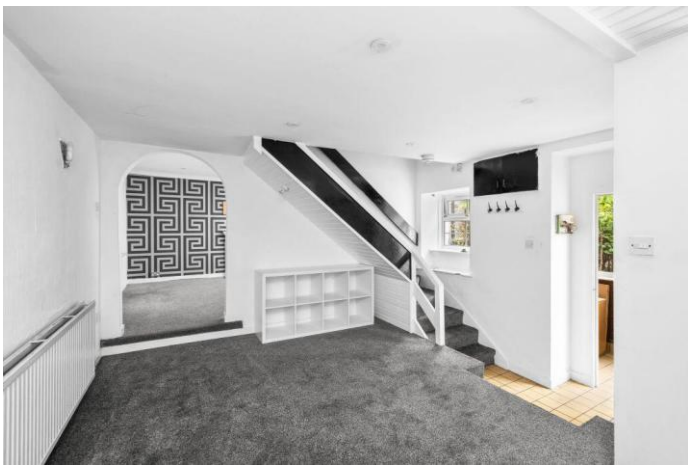
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

The Home Report valuation on this property is 60,000.00. Details of the Home Report can be accessed at:

<http://www.packdetails.com/notify.htm?sr=hp46/HR/082119> or downloaded direct from our website.

<b>Porch:</b>	<b>Approx: 2.18m x 1.1m</b>
<b>Dining Room/Kitchen:</b>	<b>Approx. 5.12m x 4.18m. Two clearly defined areas.</b>
<b>Lounge:</b>	<b>Approx. 3.45m x 4.32m</b>
<b>Bedroom 1:</b>	<b>Approx. 3.43m x 4.36m</b>
<b>Bedroom 2:</b>	<b>Approx. 2.41m x 2.4m</b>
<b>Bathroom:</b>	<b>Approx. 3.34m x 1.7m</b>



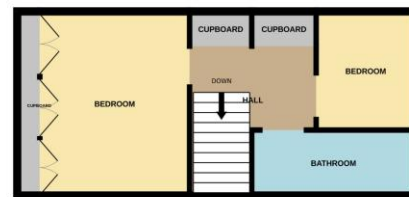
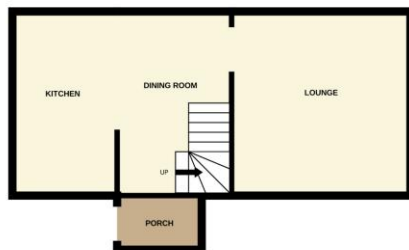




GROUND FLOOR



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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