

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



98 Viewmount, Forfar, DD8 1LH

- **Terraced Villa**
- **Entrance Porch**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing**
- **Gardens to Front & Rear**
- **Store with Power & Light**
- **Close to all Amenities**
- **EPC C**

Offers over £105,000

This beautifully presented terraced villa is situated in a popular residential location only a short walk from the town centre, Strathmore Primary School, supermarkets 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 over two floors and is in good decorative order throughout. Features include fitted breakfast and kitchen, double glazing, gas fired central heating, and modern bathroom with shower.

Externally, there are low maintenance gardens to front and an enclosed rear garden with patio and integral shed with power and light.

This is an excellent opportunity for first time buyers, or as a buy to let purchasers and viewing is highly recommended.

Entrance Porch: Double glazed windows and new UPVC exterior door, staircase to upper floor accommodation

Lounge: Approx. 4m x 4.47m. A bright and spacious public room with double glazed window to front.



Kitchen/Dining:

Approx. 4.11m x 2.51m. Fitted with a range of floor, wall and drawer units with integral oven, gas hob and extractor hood. Plumbed for washing machine and dishwasher. Sink and drainer with mixer tap, tiling to splashback, double glazed window and UPVC exterior door to rear, a large under stair storage cupboard with light and also housing the gas central heating combi boiler. Fitted breakfast bar.





Upper floor accommodation

Upper Landing: Hatch to loft space. Useful shelved storage cupboard.

Bedroom 1: Approx. 4.6m x 2.75m. A double bedroom with double glazed window to front. Fitted wardrobe.



Bedroom 2: Approx. 3.52m x 2.95m. Double bedroom with double glazed window to rear with roof top views across the town. 3 door mirror fronted wardrobe.

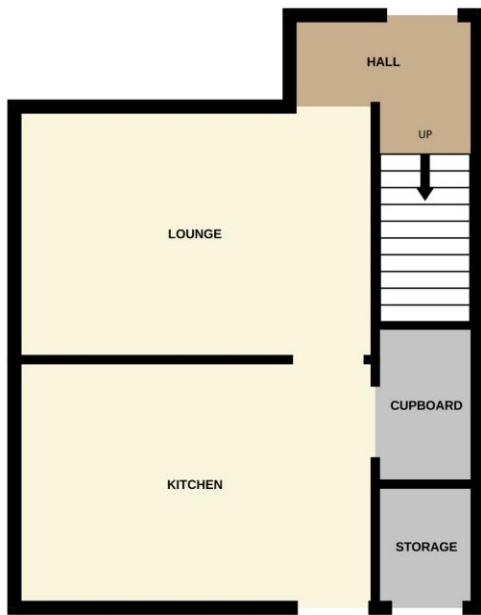
Bathroom:

Approx. 1.85m x 2m. Modern three piece white suite comprising WC, wash hand basin, and bath, shower over bath with shower screen. Ladder style towel rail, fully tiled and wet wall panelling.



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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Outside:

Low maintenance front garden in gravel chips. The rear garden is enclosed with gate access for bins to side, lawn and patio and integral shed with light and power.



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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