

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



8 Helen Street, Forfar, DD8 2HW

- **Terraced Cottage**
- **Vestibule**
- **Lounge**
- **Kitchen Dining**
- **2 Double Bedrooms**
- **Four Piece Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Garden to Front, Enclosed Garden to Rear**
- **Pergola & Three Sheds**

Offers over £145,000

This beautifully presented extended terraced cottage is situated in a popular and sought after residential location within walking distance of the town centre, 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 to major routes north and south.

The property offers spacious accommodation over two floors and is in good decorative order throughout. Features include gas fired central heating with recently installed combi boiler (2025), double glazing with French doors, spacious lounge with wood burning stove, a large dining sized kitchen, modern four piece traditional style bathroom and 2 double bedrooms both with fitted wardrobes.

There is a small garden to the front and a large fully enclosed south facing rear garden with patio, lawn, decking, pergola and three sheds.

This is a unique home of immense character which must be viewed to fully appreciate.

Entrance Vestibule:

Exterior door with UPVC exterior door with double glazed panel above. Large, shelved coat cupboard with double glazed window, shelving and light.

Lounge:

Approx. 3.85m x 5.15m. An excellent size public room with double glazed window to front. Feature wood burning stove on slate hearth and with oak mantle above. Recess display cabinet with storage below.



Kitchen/Dining:

Approx. 4.85m x 3.97m. Fitted with modern floor, wall and drawer units with range style cooker with canopy extractor hood. Plumbed for washing machine and dishwasher. Space for large table and chairs. Feature spiral staircase to upper floor accommodation.



Bedroom 2:

Approx. 4m x 2.4m. Double bedroom at ground floor level with double glazed window to rear. Mirror fronted wardrobes, cornice.



Upper floor accommodation

Upper landing:

Double glazed Velux window providing natural light.

Bathroom:

Approx. 2.92m x 2.67m. Modern four piece suite comprising WC, wash hand basin, shower enclosure and free standing roll top bath. Double glazed frosted window to rear.



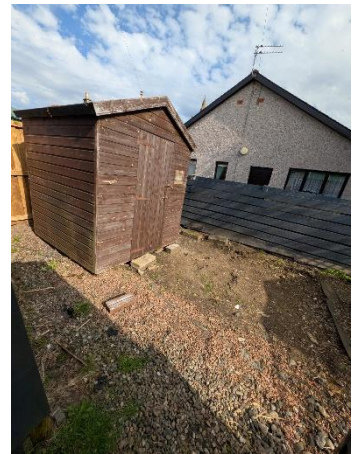
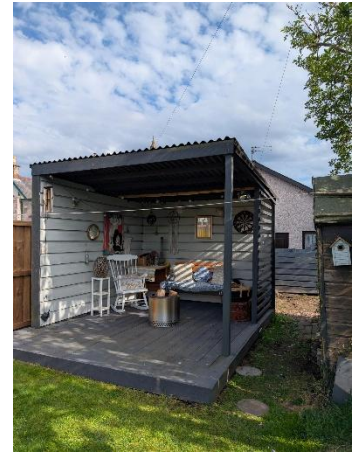
Bedroom 1:

Approx. 6.6m x 3.31m. Another spacious double bedroom with 2 Velux windows, one to rear with views to Lawson Memorial Church, fitted wardrobe which houses the central heating Worcester combi boiler which was installed in 2025. Display shelving, coombed ceiling.



Outside:

Front garden is bounded by a low level dyke with paving stones for ease of maintenance. The rear garden is enclosed with log store, south facing pavior patio with dividing wall to the large lawned area with summer house, decking and pergola and 3 sheds.



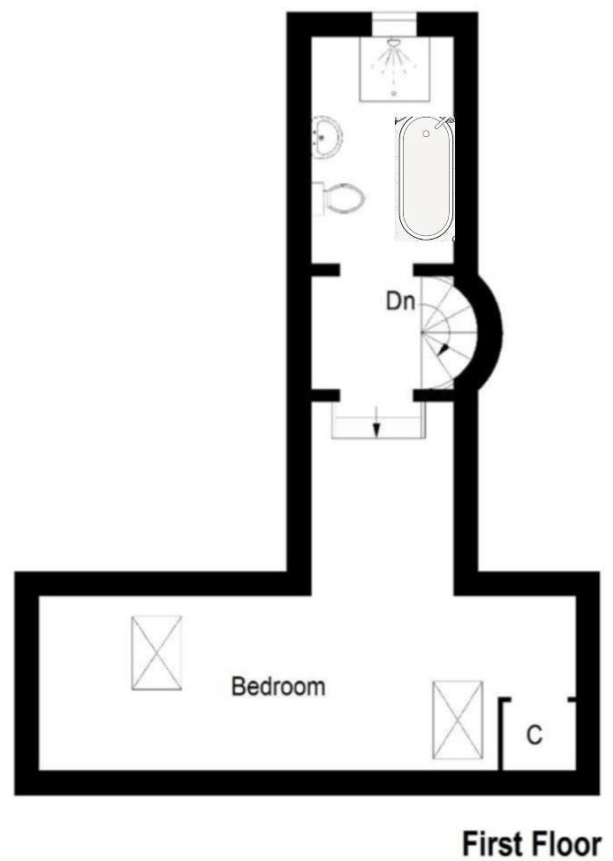
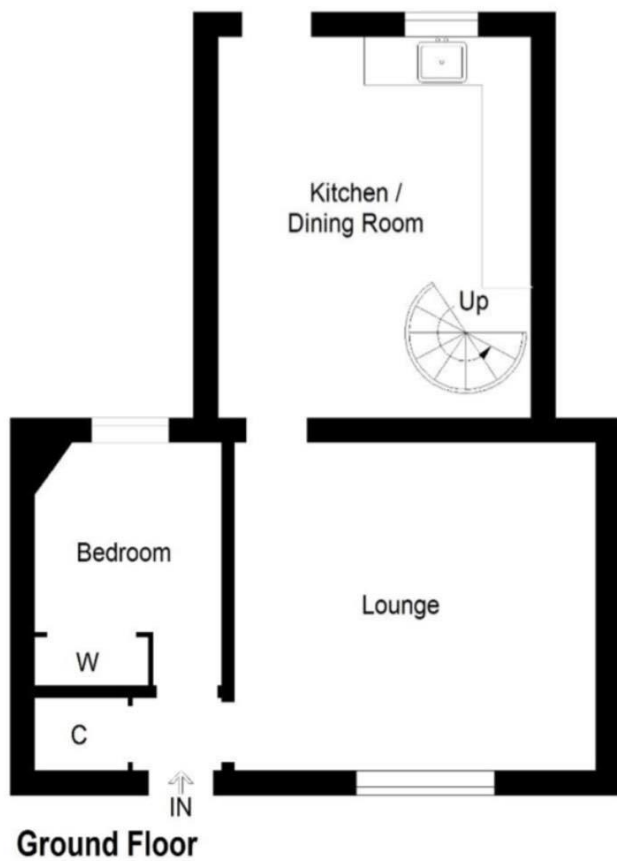


Illustration For Identification Purposes Only. Not To Scale (ID705960 / Ref:75771)



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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