

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



22 Lawson Avenue, Forfar, DD8 1LB

- **Terraced Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Double Bedrooms**
- **Gas Heating**
- **Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens to Rear**

Offers over £145,000

This spacious terraced villa is situated in a much sought after residential location within walking distance of the town centre, Langlands Primary School, shops, supermarkets and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities, and provides convenient access to Dundee / Aberdeen A90 dual carriageway which connects the major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and benefits from gas central heating, double glazing, modern dining sized kitchen, modern bathroom at ground floor level and three well-proportioned double bedrooms.

There is driveway parking to the front with ample space for multiple vehicles and enclosed garden to rear laid mainly to lawn and with large timber shed.

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

Entrance Hallway: Double glazed UPVC exterior door. Useful storage cupboard housing fuse box and with power socket.

Lounge: Approx. 4.3m x 4.26m. A spacious public room with double glazed window to front. Feature fireplace with marble inset, hearth and living flame gas fire, recessed display alcove.



Kitchen/ Dining: Approx. 4.37m x 3m. Fitted with modern floor, wall and drawer units with integral double oven, hob and extractor hood, One and a half sink and drainer. Double glazed UPVC door and double glazed window, both to rear.





Bathroom:

Approx. 2m x 1.9m. Three-piece white suite comprising WC, wash hand basin and bath, shower over bath, full wet wall panelling. Chrome ladder style towel rail. Double glazed frosted window to rear.



Upper Landing:

Has double glazed window to front providing natural light. Cupboard above stairs and hatch to loft space.



Bedroom 1:

Approx. 4.5m x 3.3m. Spacious double bedroom with double glazed window to front.



Bedroom 2:

Approx. 3.6m x 3.92m. Double bedroom with double glazed window to rear with views towards the bowling green. Recessed shelving.



Bedroom 3:

Approx. 3m x 3.65m. Another double bedroom with double glazed window to rear. Recessed shelving.



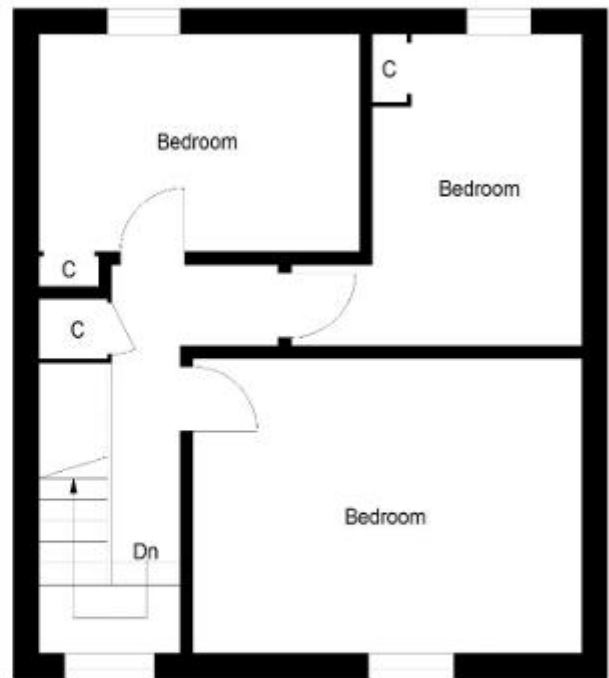
Outside:

Paved pathway whilst the gravel chipped driveway provides ample parking for multiple vehicles. The rear garden is enclosed with gate access to side; the garden is laid to lawn with a large timber shed.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:864574 / Ref:81381)



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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