

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 2 Western Sunnyside, Forfar, DD8 1ED

- End Terraced Cottage
- Lounge
- Kitchen
- Bathroom
- Double Bedroom
- Gas Central Heating
- Double Glazing, EPC D
- Mutual Parking Area
- Close to all Amenities

Offers over £90,000

This well presented end-terraced cottage is situated in a popular residential area convenient for the town centre and all local amenities including local shops 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 bright and spacious accommodation over two floors and has been recently freshly decorated. The subjects benefit from gas fired central heating, double glazing, a modern fitted kitchen with integral oven, hob and extractor hood, modern bathroom with shower, and a large double bedroom on the upper floor with fitted wardrobes.

There is a shared driveway to side and communal south facing area to front.

This is an excellent opportunity to obtain a cottage of this style and location and would be ideal for a number of purchasers including first time and retirement.

**Entrance Hallway:** With access to Lounge and Kitchen.

**Lounge:** Approx. 5.5m x 3.6m. Bright and spacious public room with double glazed south facing window to front with window display shelf. Decorative radiator cover. Staircase to upper floor accommodation. Double glazed frosted window to rear and useful shelved storage cupboard.



**Kitchen:**

Approx. 3.51m x 2.54m. Modern fitted kitchen with range of floor, wall and drawer units with integral oven, hob and extractor hood. Space for further appliances. Fridge freezer (no warranties given). Shelved storage cupboard. Double glazed window to front and rear.



**Bathroom:**

Approx. 2m x 1.67m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Frosted double glazed window to side and ladder style towel rail.



**Upper Floor Accommodation:  
Bedroom:**

Approx. 6.12m (at widest point) x 3.48m. Bright and spacious double bedroom with 2 Double glazed Velux windows and further double glazed window to side. Double fitted wardrobe, eaves storage and wall mounted central heating boiler.



**Outside:**

Mutual driveway to side and shared area for parking.

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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