

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



44 Jeanfield Road, Forfar, DD8 1JS

- **Extended End Terraced Villa**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Cloaks/WC & Utility**
- **Sitting Room/Sun Lounge**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Corner Plot, Gardens Front Side & Rear**

Offers over £125,000

This beautifully presented end terraced villa is situated in a cul-de-sac in a sought after residential location within walking distance of the town centre and all local amenities and services including 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 has been well maintained by the present owners and is in excellent decorative order throughout. The subjects benefit from gas fired central heating, UPVC double glazing with replacement doors, a modern fitted kitchen, downstairs cloak / WC, utility, cupboard, spacious lounge/dining, modern bathroom with shower and well-proportioned accommodation throughout. Recently laid quality flooring in public areas.

There are enclosed gardens to front, side and rear with decking, patio and large timber shed.

This is an excellent example of the house style which must be viewed internally to fully appreciate.

Entrance Hallway: Double glazed UPVC exterior door, staircase to upper floor accommodation. Under stair storage cupboard.

Lounge/ Dining Room: Approx. 5.76m x 3.66m (at widest). Excellent sized public room with double glazed picture windows to front. Media Wall built in electric flame effect fire, space for large table and chairs, and open plan to sun lounge..





Sun Lounge/Sitting Room:

Approx. 4.4m x 1.9m, extension to rear of the property having double glazed windows to rear, double glazed exterior door and three double glazed velux windows providing natural light. An adaptable room which is currently used a sitting room/sun lounge.



Kitchen:

Approx. 3.2m x 2.63m. Modern fitted kitchen with range of floor wall and drawer units with integral double oven, gas hob and extractor hood. Plumbed for dishwasher. Useful shelved storage cupboard. Hatch to the sun lounge.



Utility:

Approx. 1.88m x 1.1m and is plumbed for washing machine and has a door leading to cloakroom / WC.

Cloakroom / WC:

Approx. 1.87m x 0.93m, has 2 piece white suite comprising of WC and wash hand basin, extractor fan.





Upper Floor Accommodation

Upper Floor Landing:

Double glazed window to side enjoying views over the town towards the Angus Glens. Hatch to loft space.

Bedroom 1:

Approx. 4.76m x 2.9m. A spacious double bedroom with double glazed window to front. Large, shelved wardrobe above stairs and double wardrobes with overhead storage.



Bedroom 2:

Approx. 3.6m x 2.85m. Spacious double bedroom with double glazed window to rear.



Bathroom:

Approx. 1.8m x 2.26m. Has a three piece modern white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail and doubled glazed frosted window to rear.



Outside:

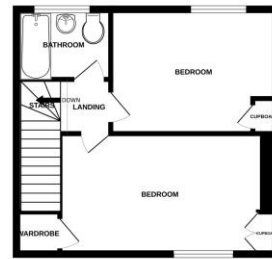
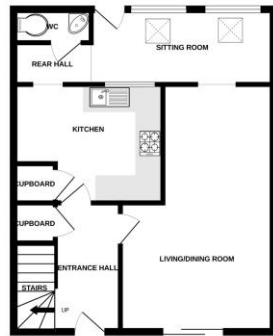
Enclosed front garden laid out in gravel chips with shrubs. Enclosed rear and side garden which is laid out in areas of lawn, gravel chips, large patio and sun deck with balustrade and has a large timber shed.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the textual content of these measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. They plan is for guidance 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 operation or efficiency can be given.
Made with SketchUp 12020



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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