






23 Lochview Terrace,  
Forfar, DD8 1DT



*Two-bedroom terraced villa with lots of potential in popular residential location*

 2 Bed    1 Bath    1 Reception

Lindsays are delighted to offer to market this two-bedroom terraced villa with lots of potential located in a popular residential location. Lochview Terrace is ideally located with ease of access to all local amenities, including the scenic Forfar Loch and ideally positioned for access to the A90 for commuting both North & South bound.

The property does require modernisation throughout but offers a great opportunity for someone to make their own. On entering the property, the hallway benefits from useful storage under the stairs. A large bright and spacious lounge with ample space for dining leads to the well-proportioned kitchen that provides access to the rear garden. Upstairs there are two very generously sized double bedrooms one with excellent storage. Completing the interior is the tiled shower room.

Externally parking is available on the street outside the property with further parking available along Lochview Terrace. The garden is to the rear of the property and is a fully enclosed patio area, along with a useful storeroom.

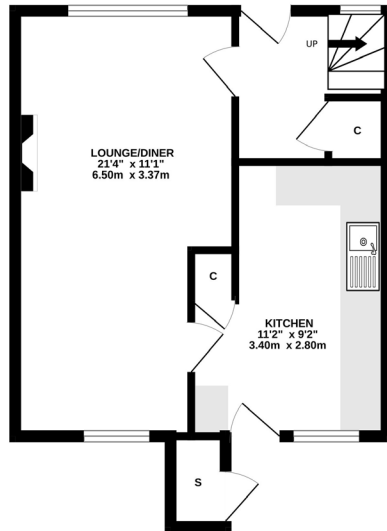
This property would be suited to first time buyers and investors with early viewing highly recommended.

### Features

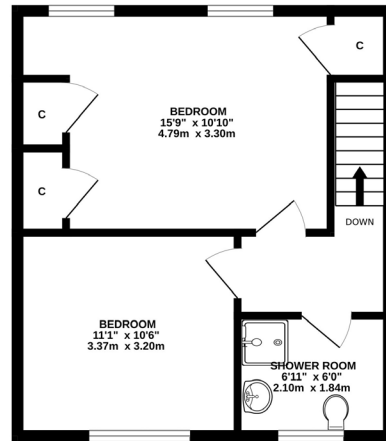
- Hallway
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Garden
- EPC Rating E

**Offers Over £90,000**

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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Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services

from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

☎ 01382 802050

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.