

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



20 Tweed Mill Brae, Forfar, DD8 3XD

- **Extended End Terraced Villa**
- **Cul de Sac Location**
- **Lounge**
- **Kitchen Dining & Dining Room**
- **5 Bedrooms**
- **En Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Low Maintenance Gardens & Roof Terrace**
- **Garage with Electric Door**

Offers over £190,000

This end-terraced extended family villa is situated at the end of a cul-de-sac in popular residential location only a short walk from the town centre, and all local amenities and services including Whitehills Primary School, Forfar Academy and Community Campus, supermarkets 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 and well proportioned accommodation over two floors and benefits from gas fired central heating, double glazing, a modern breakfasting kitchen with separate dining area, en-suite shower room to the principal bedroom, family bathroom on the upper floor and five well-proportioned bedrooms.

Externally there is an integral garage and garden to front, fully enclosed garden to rear and roof terrace.

This property must be viewed internally to fully appreciate the spacious nature of accommodation being offered for sale at an affordable price.

Accommodation Comprises:

Entrance Vestibule: UPVC double glazed exterior door. Split pane glazed door into lounge.

Lounge: Approx. 4.2m x 4.18m. Spacious public room with double glazed window to front. Staircase to upper floor accommodation. Under stair recess.



Breakfasting Kitchen: Approx. 2.92m x 4.16m. Fitted with a range of modern floor wall and drawer units with integral oven, hob and extractor hood. Tiling to splashback. Plumbed for washing machine and dishwasher. Stainless steel sink and drainer with mixer tap. Useful storage cupboard. Double glazed window and double glazed UPVC exterior door to rear. Sliding doors to dining room.





Dining Room:

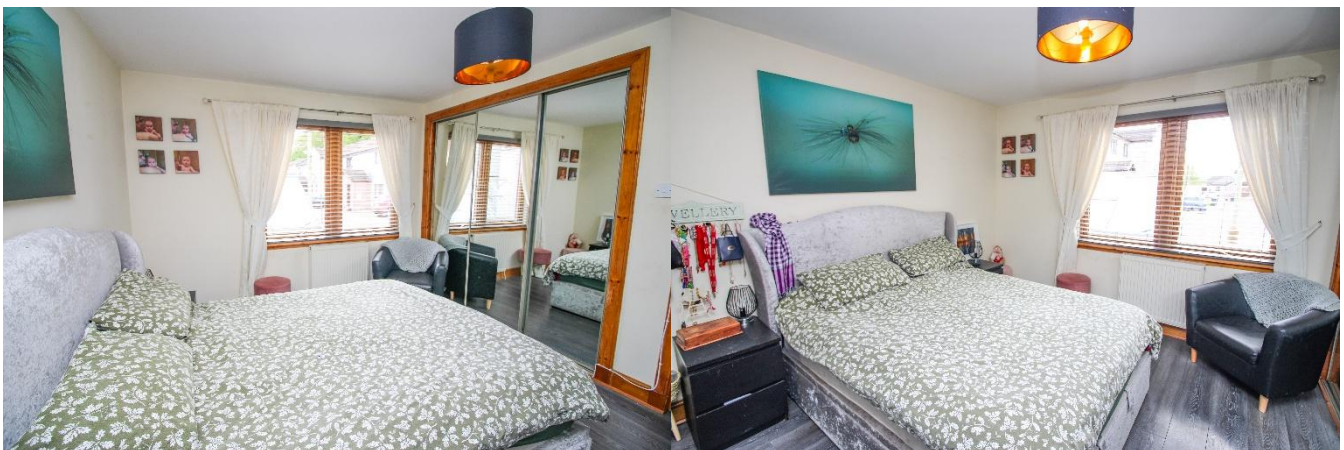
Approx. 2.93m x 2.15m. Has double glazed window to rear. Fitted kitchen units with tiling to splashbacks.

Inner Hallway:

Has useful storage cupboard and door to principal bedroom.

Bedroom 1:

Approx. 3.31m x 4.15m. Spacious double bedroom with double glazed window to front. Three door mirror fronted wardrobe.





En-Suite:

Approx. 1.67m x 2.25m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Chrome ladder style towel rail. Double glazed frosted window to rear.

Upper Floor Accommodation:

Upper floor landing:

Has hatch to large, floored attic.

Bathroom:

Approx. 2.52 x 1.55m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall / part tiled. Extractor fan. Double glazed frosted window to rear.



Bedroom 2:

Approx. 3.4m x 2.96m. Double bedroom with double glazed window to front. Double mirror fronted wardrobe and recessed shelving.



Bedroom 3:

Approx. 3.12m x 2.57m. Another well-proportioned room with double glazed window to front enjoying roof top views over the town and countryside beyond. Fitted wardrobe.



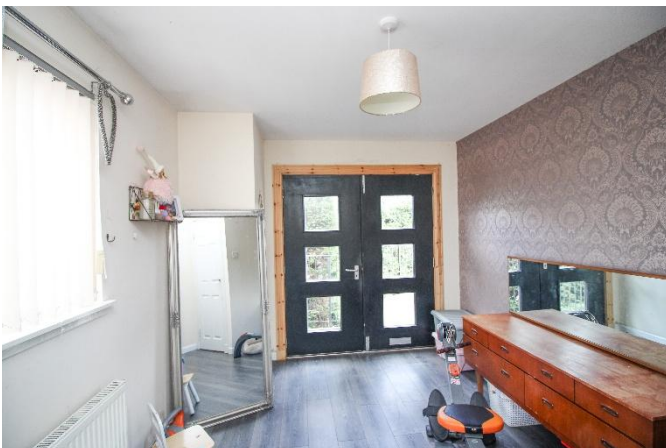
Bedroom 4:

Approx. 3.15m x 3.16m. Double bedroom with double glazed window to front. Double mirror fronted wardrobe.



Bedroom 5:

Approx. 4m (at widest) x 2.8m. Another good sized room with double glazed window to front and double glazed double doors to the roof terrace.



Roof Terrace:

Has wrought iron railings, part screened by conifer hedging and views to front and rear. Outdoor electric supply.



Outside:

Integral garage with electric door, power and light. Front garden is laid out for ease of maintenance in paving stones and has green house. The rear garden is fully enclosed and enjoys a degree of seclusion and privacy with mono block paving and bounded by high level timber fencing.



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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1ST FLOOR



GROUND FLOOR



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