

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**20 Don Street, Forfar, DD8 3HA**

- **First Floor Flat**
- **Hallway**
- **Spacious Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Excellent Storage**
- **Shared Drying Area**

**Offers over £75,000**

This deceptively spacious first floor 2 bedroomed flat is situated in a popular residential location only a short walk the town centre, supermarkets, County Buildings, local shops in North Street and transport links. 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 throughout and benefits from gas fired central heating with combi boiler and UPVC double glazing. There is excellent storage space throughout the property. To the rear is a shared communal garden / drying area.

This is an excellent opportunity for a number of purchasers including first time and buy to let.

**Entrance Hallway:**

UPVC double glazed exterior door. Wall mounted central heating combi boiler, large shelved linen cupboard with storage above, also housing the electricity meter. Hatch to loft space. Double shelved storage cupboard and walk-in storage cupboard with built in shelving and light.

**Lounge:**

An excellent sized public room with double glazed UPVC windows looking to John Street. Picture rail.



**Kitchen:**

Fitted with a range of floor, wall and drawer units with integral oven, hob and extractor hood, with tiling to splashback. Plumbed for washing machine. Recess for fridge freezer, double glazed window to rear.



**Bedroom 1:**

Spacious double bedroom with double glazed window looking to John Street. Double fitted wardrobe.



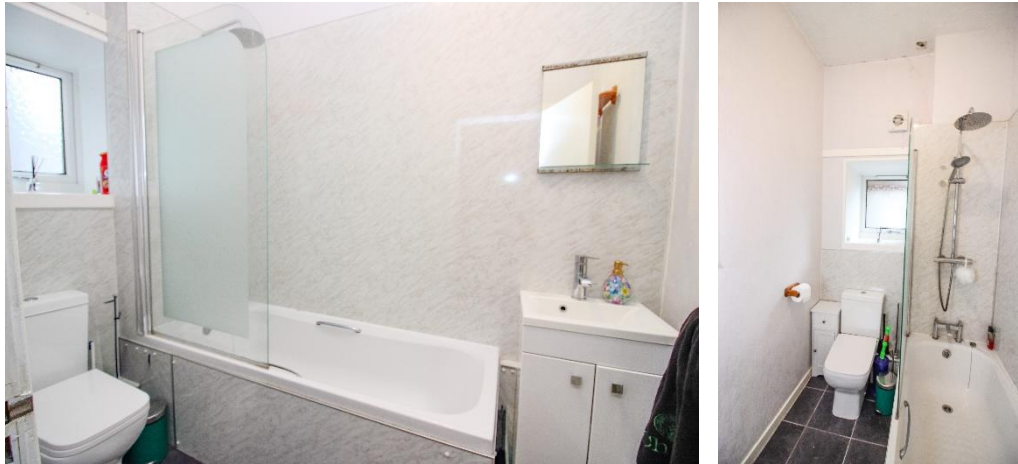
**Bedroom 2:**

Another spacious double bedroom with double glazed window to rear.



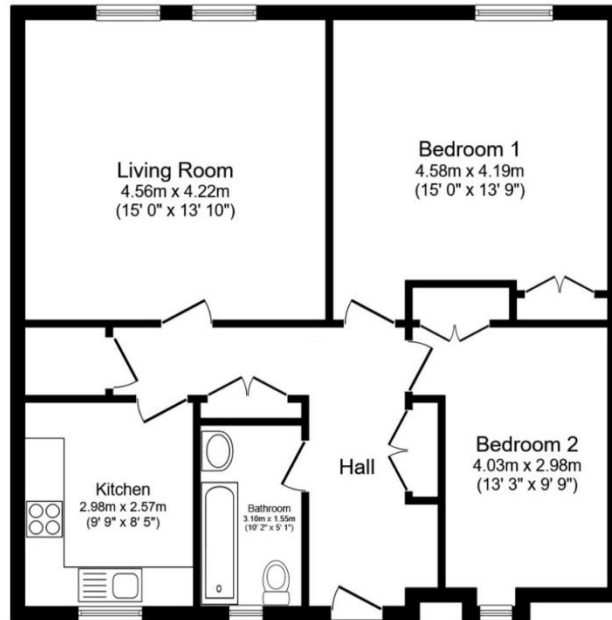
**Bathroom:**

Has three piece modern white suite comprising WC, wash hand basin and bath, with shower over bath and shower screen. Extractor fan.



**Outside:**

Shared low maintenance common garden to rear and drying area.



**Floor Plan**  
Floor area 78.6 sq.m. (846 sq.ft.)

**Total floor area: 78.6 sq.m. (846 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



*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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