

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



'Aldor', 53 Roberts Street, Forfar DD8 3DG

- **Terraced Traditional Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Modern Kitchen Dining**
- **Utility**
- **Shower Room**
- **Cloaks/WC**
- **Landing/Study Area**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Low Maintenance Landscaped Gardens, Store & Shed**

Offers over £200,000

This well presented terraced Victorian villa is situated in a popular residential location only a short walk from the town centre, local shops in North Street, Whitehills Primary School, Forfar Academy and Community Campus and public 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 over two floors and has retained much of the original character and charm whilst offering modern fixtures and fittings throughout. The subjects benefit from gas fired central heating, UPVC double glazing with replacement doors, wood burning stove in lounge, a modern dining sized kitchen, utility room, modern shower room, and cloak / WC on the upper floor. There are views over the Forfar skyline to front and rear from the upper floor towards Balmashanner and Angus Glens.

There is low maintenance garden to front and enclosed rear garden which is beautifully landscaped in patio, decking, artificial grass, timber shed and store.

This is an excellent opportunity to obtain a traditional home of character of the style and location and viewing is highly recommended.

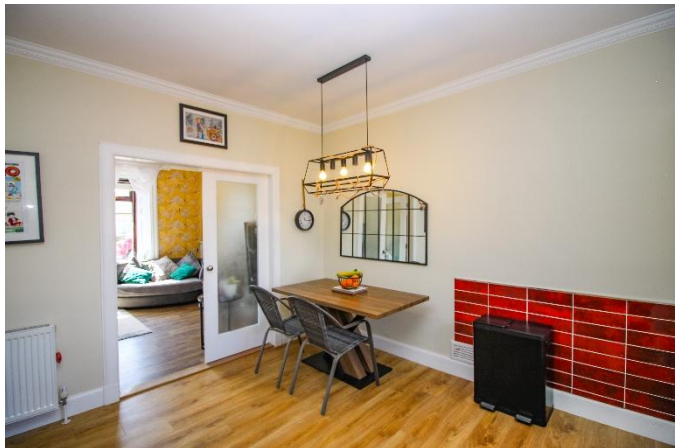
Entrance Vestibule:	UPVC double glazed exterior door. Split pane glazed door into hallway.
Hallway:	Staircase to upper floor accommodation. Contemporary style wall radiator. Useful under stair storage cupboard.
Lounge:	Approx. 4.45m x 3.93m. A spacious public room with double glazed window looking to front, ceiling rose and cornicing. Focal point is an attractive cast iron fire surround with wood burning stove on slate hearth. Split pane opaque double doors to kitchen / dining.





Kitchen/Dining:

Approx. 4m x 3.75m. Fitted with modern floor, wall and drawer units with tiling to splash back. Integral fridge and freezer, range style cooker with glass splashback and canopy extractor hood. Space for table and chairs. Double glazed window looking to rear. One and a half sink and drainer with mixer tap.



Utility / Hallway:

Approx 3.16m x 2.87m. Fitted with a range of modern wall and base level storage units. Stainless steel sink and drainer. Double glazed frosted window and double glazed UPVC door to rear garden. Plumbed for washing machine and space for tumble drier.



Shower Room:

Approx. 2.61m x 2.7m. Modern three piece suite comprising WC, wash hand basin with storage below and large walk in shower enclosure with wet wall. Wall mounted cabinet. Double glazed frosted window to rear.



Upper Floor Accommodation

Staircase:

Has attractive wooden balustrade and double glazed window with roof top views over the town towards the Angus Glens.



Cloakroom/WC:

Approx. 2.27m x 1.12m. Two piece modern suite comprising of WC and wash hand basin in fitted unit, extractor fan.

Bedroom 1:

Approx. 4.42m x 3.57m. Spacious double bedroom with double glazed bay window to front with views over the town towards Balmashanner, south facing. Double fitted wardrobe with mirror in said panel.



Bedroom 2:

Approx. 4.2m (at widest) x 2.53m. Another well proportioned room with double glazed window to rear, again enjoying the views over the town towards the Angus Glens.



Bedroom 3:

Approx. 3.62m x 1.9m. A good sized single bedroom or study with double glazed velux window. Hatch to loft space.

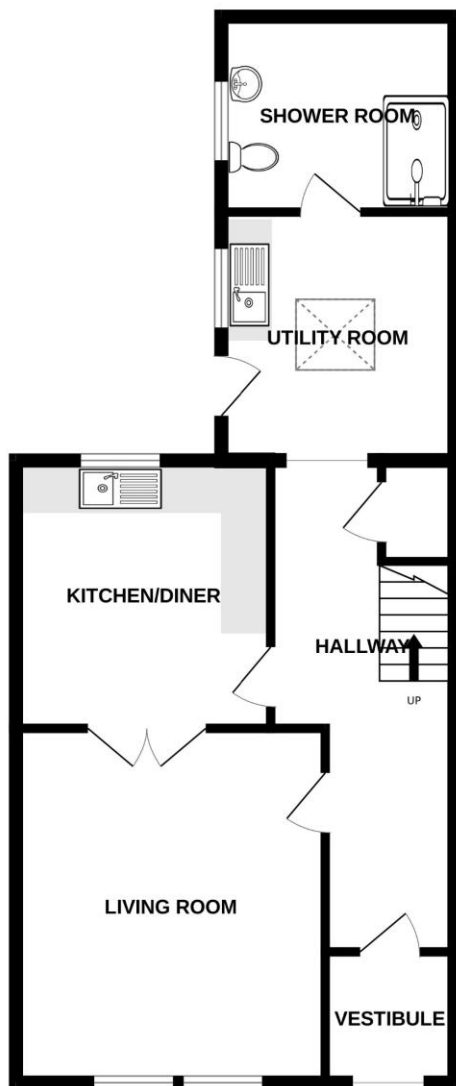


Outside:

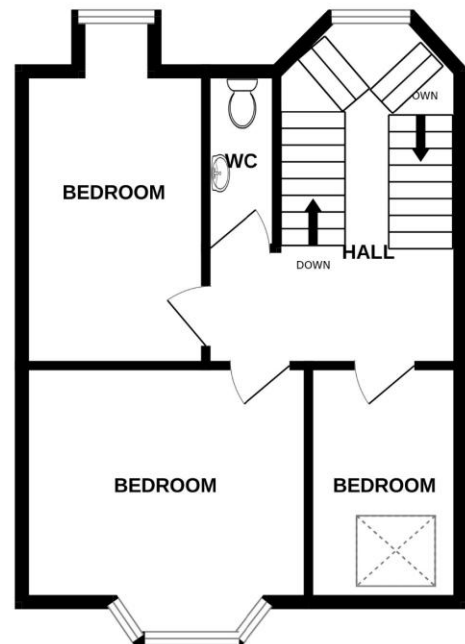
Low maintenance front garden in stone and slate chips, bounded by a stone wall and wrought iron gate. The rear garden is beautifully landscaped for ease of maintenance in large patio area, timber shed, artificial grass, decking, bar (available by negotiable) Gate access to rear.



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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