

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



39 Roberts Street, Forfar, DD8 3DG

- **Refurbished First Floor Flat**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **Double Bedroom**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Shared Gardens**
- **Close to all Amenities**

Offers over £65,000

This beautifully presented first floor flat is situated in a popular residential location within walking distance of the town centre, local shops in North Street, public transport, supermarkets, and all local amenities. 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 modernised and refurbished by the present owners and is in excellent fresh decoration order throughout. The subjects benefit from gas fired central heating with recently installed boiler, double glazing, modern fitted kitchen with integral oven & hob and modern shower room.

Externally there is a shared garden to rear which is laid mainly to lawn.

This is an excellent opportunity for a number of purchasers including first time, buy to let or retirement and viewing is highly recommended.

Entrance Hallway: Hatch to loft space with pull down ladder, Useful shelved storage cupboard.

Lounge: Approx. 4.52m x 4m. A bright and spacious south facing room with double glazed window to front, with roof top views over the town towards Balmashanner. Decorative radiator cover on plinth. Cornice and high skirtings.





Kitchen:

Approx. 3.2m x 2m. Modern fitted kitchen, recently installed with a range of floor, wall and drawer units with integral oven and hob. Plumbed for washing machine and space for fridge. Tiling to splashback, wall mounted Worcester central heating combi boiler. Double glazed window to front, south facing and again enjoying views.

Bedroom:

Approx. 3.45m x 4.25m. Spacious double bedroom with double glazed window to rear. Alcove display recess. Walk in wardrobe with shelving, hanging rail and light.



Shower room:

Approx. 1.57m x 2m. Recently installed three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Double glazed frosted window to rear.



Outside:

Well-maintained, shared gardens to the rear, laid mainly to lawn.



FIRST FLOOR



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Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com