

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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6 Rosemount, Forfar, DD8 2BZ

- **Terraced Villa**
- **Hall**
- **Lounge**
- **Kitchen Dining**
- **Bathroom with Shower**
- **2 Bedrooms**
- **Fitted Wardrobes**
- **Gas Central Heating**
- **Double Glazing**
- **Low Maintenance Gardens & Shed**
- **Central Location**

Offers over £100,000

This spacious terraced villa is situated in a popular residential location only a short walk from the town centre, supermarkets, public transport and primary school. 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 is in good decorative order. The subjects benefit from gas fired central heating, UPVC double glazing, a modern dining sized kitchen, modern bathroom with shower and two good sized bedrooms both with fitted wardrobes.

There are gardens to both front and rear with timber shed and store.

This is an excellent opportunity to obtain a home of this style and location- an ideal starter home or buy to let. Viewing is highly recommended to full appreciate..

Entrance Hallway: Double glazed and stained glass UPVC exterior door.

Lounge: Approx. 3.6m x 3.15m. Spacious public room with double glazed window to front. Useful under stair storage cupboard with shelving, light, fuse box and electricity meter.



Kitchen/Dining:

Approx. 4.13m x 2.57m. Fitted with a range of floor, wall and drawer units, integral electric oven with glass splashback (no warranties given), extractor hood. Ample space for further appliances. Double glazed window and double glazed UPVC exterior door.



Upper Floor Accommodation

Upper Floor Landing:

Hatch to loft space, shelved storage cupboard also housing the central heating boiler.

Bedroom 1:

Approx. 3.33m x 2.82m. Double bedroom with double glazed window to front. Fitted wardrobe.



Bedroom 2:

Approx. 3.53m x 2.55m. Another double bedroom with double glazed window to rear. Fitted wardrobe.



Bathroom:

Approx. 2.62m x 1.5m. Modern three piece suite comprising WC, wash hand basin in fitted unit and bath. Shower over bath with folding shower screen. Part wet wall panelling. Double glazed window to rear.



Outside:

Front gardens laid out in gravel chips, with planting borders. The rear garden is laid out for ease of maintenance in paving stones, with shed and rotary dryer. Gate access to side for bin access.



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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