



**Thorntons**  
The right way to move

14 Nursery Street, Forfar,  
Angus DD8 2HP





### Summary

Well-presented end-terrace villa, set within a quiet cul-de-sac location, offering comfortable accommodation, which benefits from gas central heating and double glazing throughout and comprises; welcoming entrance hallway, bright and spacious lounge with feature fireplace and dining area, fitted kitchen, two well-proportioned bedrooms, and bathroom fitted with a three-piece suite and shower over the bath. Externally, the property enjoys front and rear gardens, complete with a pergola seating area, fully enclosed lawn, drying area, and useful garden stores.

### Features

- End Terraced Villa
- Bright & Airy Lounge/Dining
- Fitted Kitchen with door to rear garden
- 2 Double Bedrooms, 1 with integrated storage
- 3 piece bathroom suite with shower over bath
- GCH; DG; EPC - D
- Front & Rear Gardens
- Drying Area & Garden Stores
- Early Viewing is Highly Recommended
- Ideal 1st time purchase

### Room Measurements

Lounge/Diner: 21'8 x 11'6 (6.60m x 3.50m)

Kitchen: 11'2 x 8'10 (3.40m x 2.70m)

Bedroom: 13'5 x 10'10 (4.10m x 3.30m)

Bedroom: 11'6 x 10'2 (3.50m x 3.10m)

Bathroom: 6'7 x 5'11 (2.00m x 1.80m)



The property offers comfortable accommodation ideally suited to first-time buyers, downsizers, or small families.





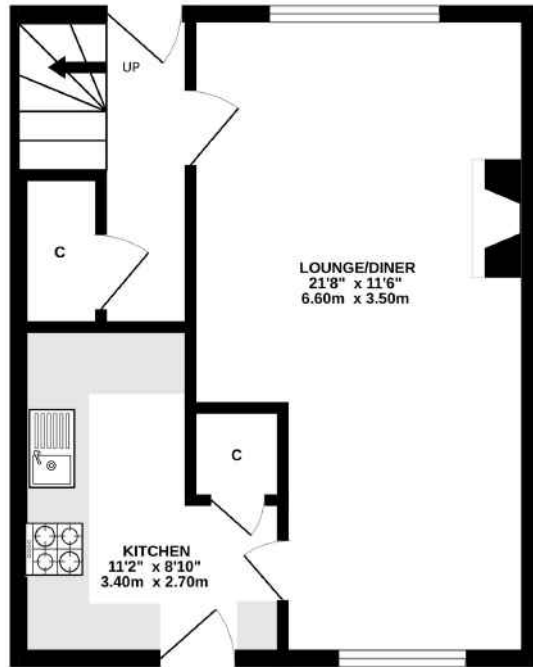


Benefiting from the added privacy of an end-terrace position, the property is conveniently located close to local amenities, schools, and transport links.

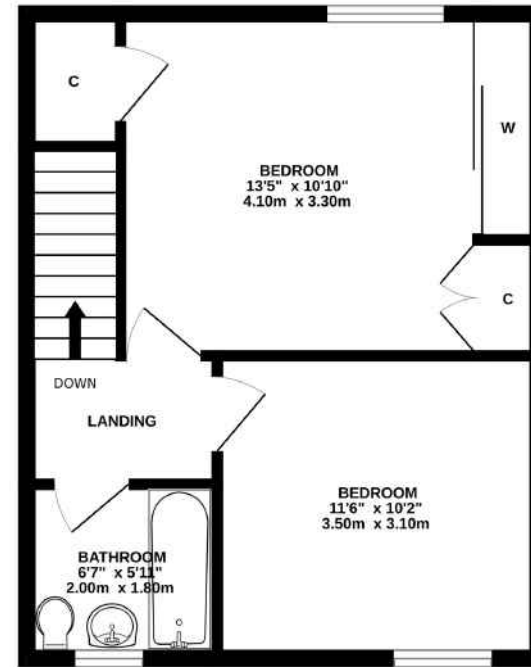


# Floorplan

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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