



**Thorntons**   
The right way to move

3 Sparrowcroft, Forfar, Angus  
DD8 2AP





## Summary

Charming terraced villa, situated within a sought-after residential area of Forfar, which comprises: bright and welcoming lounge with an open fire, fitted kitchen, two bedrooms and a bathroom. The home benefits from electric heating and single-glazed windows and would benefit from a degree of modernisation, offering purchasers an excellent opportunity to add value and tailor the property to their own tastes and requirements. Externally, the home enjoys a generous private garden incorporating an original wash house, providing useful storage and character. The garden offers excellent potential for further enhancement, including the possibility of creating off-street parking, subject to obtaining the necessary planning consents and approvals.

## Features

- 2 Bedroom Mid Terraced Villa
- Spacious Lounge with open fire
- Fitted Kitchen
- 3 piece bathroom suite with shower over bath
- Ample Storage Throughout
- Electric Heating; Single Glazing: EPC - F
- Private Garden With Original Washhouse
- Scope to create off street parking subject to planning consents
- Situated in a conservation area of Forfar
- Early Viewing is Highly Recommended

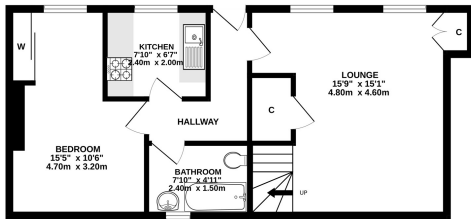
## Room Measurements

Lounge: 15'9 x 15'1 (4.80m x 4.60m)  
Kitchen: 7'10 x 6'7 (2.40m x 2.00m)  
Bedroom: 15'5 x 10'6 (4.70m x 3.20m)  
Bedroom: 19'4 x 11'10 (5.90m x 3.60m)  
Bathroom: 7'10 x 4'11 (2.40m x 1.50m)

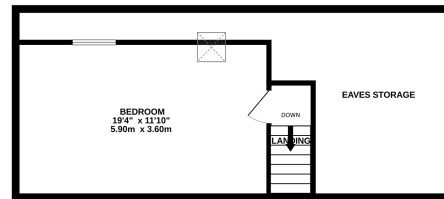


# Floorplan

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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