

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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18C East High Street, Forfar, DD8 2EG

- **Second Floor & Attic Maisonette**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **4 Bedrooms**
- **Gas Central Heating, EPC D**
- **Private Garden & Parking**
- **Prime Central Location**

Offers over £90,000

This deceptively spacious second floor and attic maisonette apartment occupies a prime central location and enjoys excellent views over Forfar towards Balmashanner Hill and war memorial. 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 accommodation over two floors and has retained original charm and benefits from gas central heating.

Externally there is private garden and parking accessed from Chapel Street.

This is an excellent opportunity to obtain deceptively spacious central accommodation at an affordable price and viewing is recommended to fully appreciate this character property's full potential.

Entrance Hallway: Bright and spacious hallway with staircase to upper floor. Large under stair storage cupboard.

Lounge: Approx. 5m x 3.92m. Spacious public room with two sash and case windows looking to rear with views over the town towards Balmashanner Hill and war memorial.





Kitchen:

Approx. 4m x 1.91m. Fitted with a range of floor, wall and drawer units with integral oven, hob and extractor. One and a half stainless steel sink and drainer. Sash and case window to side with views towards the Church. Worcester central heating boiler.



Bathroom:

Approx. 2.37m x 3.24m at widest. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Two sash and case windows to side.



Bedroom 1:

Approx. 3.95m x 3.51m. Spacious double bedroom with sash and case window again with the views to rear.



Bedroom 2:

Approx. 4m x 3.36m. Another double bedroom with sash and case window with views to side.



Upper Floor Accommodation:

Upper Floor Landing:

Skylight window. Eaves storage.



Bedroom 3:

Approx. 4.45m x 4m. Another spacious double bedroom with sash and case window with views to rear and across the town.



Bedroom 4:

Approx. 3.23m x 3.33m. Double bedroom with skylight window.

Outside:

Externally there is private garden and parking accessed from Chapel Street.



GROUND FLOOR



1ST FLOOR

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p^hspc
All you need



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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