

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



31 Sheriff Park Gardens, Forfar, DD8 1DN

- **Semi Detached Villa in Cul de Sac**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Generous Sized Gardens, Shed & Decking**

Offers over £115,000

This well presented semi-detached villa is situated in a cul-de-sac in a popular residential location within walking distance of the town centre, Lochside County Park, Public transport and Langlands 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 has been well maintained by the present owners. Features include gas fired central heating, UPVC double glazing with replacement doors, a large lounge / dining room, fitted kitchen, modern bathroom, low maintenance ceilings, two well-proportioned double bedrooms both with fitted wardrobes. The heating system was replaced in September 2024 with new boiler, new radiators and pipework with multi zone system.

Externally the property occupies a generous sized plot to front, side and rear which is laid in areas of lawn, patio areas and has timber shed with decking.

This is an excellent opportunity of the house style which must be viewed internally to fully appreciate.

Entrance Hallway: Double glazed and leaded UPVC exterior door. Staircase to upper floor accommodation.

Lounge/ Dining Room: Approx. 6.55m x 3.1m. Spacious public room having double glazed windows to both front and rear with space for dining table. Wall mounted electric flame effect fire. Display alcove with storage below. Low Maintenance ceiling.



Kitchen:

Approx. 3.25m x 3.2m. Fitted with a range of floor, wall and drawer units with integral Hotpoint double oven, hob and glass splashback. Plumbed for washing machine and dishwasher. Stainless steel sink and drainer, external extractor fan. Double glazed, leaded UPVC door. Under stair storage cupboard.



Upper Floor Accommodation

Upper Floor Landing:

Has cupboard housing the hot water cylinder. Hatch to loft space.

Bedroom 1:

Approx. 3m x 4.37m into the fitted wardrobes. Spacious double bedroom with two double glazed windows looking to front. Fitted wardrobes. Low maintenance ceiling. A large walk in wardrobe with shelving.



Bedroom 2:

Approx. 3.98m x 3m. Another spacious double bedroom with double glazed window to rear. Fitted wardrobe.



Bathroom:

Approx. 1.66m x 2.55m. Has a three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Extractor fan. Double glazed frosted window to side. Full wet wall sparkle effect panelling. Chrome heated towel rail. Low maintenance ceiling.



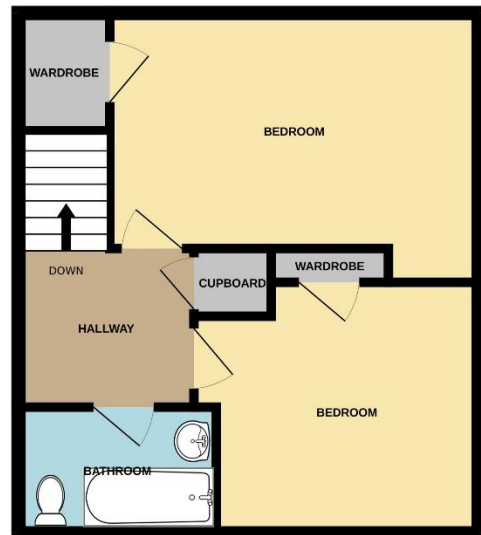
Outside:

Front garden is laid to lawn with borders with shrubs. The generously proportioned rear garden is laid out in lawn with patio areas, gravel chips and screen drying area with lawn, drying poles and hedging. A large timber shed with decking and mixed hedging. External electric and water supply.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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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