

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



18 Market Mews, Market Place, Forfar, DD8 3BX

- **Second Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen/Dining**
- **4 Piece Bathroom**
- **2 Bedrooms**
- **Electric Wet Heating & UPVC Double Glazing, EPC D**
- **Allocated Parking**
- **Close to all Amenities**
- **Ideal First Time Buy or Buy to Let**

Offers over £100,000

This beautifully presented second floor apartment is situated in a popular residential location only a short walk from all local amenities including Forfar Academy and Community Campus, town centre, local shops in North Street and public transport. 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 throughout and is in excellent decorative order. The subjects benefit from UPVC double glazing with tilt and turn windows, electric wet central heating, modern dining size kitchen with integral oven, hob and extractor hood, modern four piece bathroom and two well-proportioned bedrooms both with fitted wardrobes. In addition there are mains operated smoke alarms and secure entry system.

There is a factor over the property which is for buildings insurance and maintenance of gardens and common areas. Details of this can be found within the property questionnaire on the home report.

Externally there are well-maintained communal garden grounds with allocated parking and visitors' parking.

This is an excellent example of a modern flat within the town and would suit the needs of a number of purchasers including first time and buy to let. Viewing is highly recommended to appreciate the bright and spacious nature of this property.

Entrance Hallway: Hatch to loft space. Secure entry phone.

Lounge: Approx. 3.82m x 4.55m. An excellent size public room with double glazed tilt and turn picture windows. South facing with rooftop views over the town towards Balmashanner.



Kitchen/Dining Room:

Approx. 3.85m x 3m. Modern fitted kitchen with a range of floor, wall and drawer units with integral Bosch oven, hob and extractor hood. Tiling to splashback. Plumbed for washing machine. Ample space for further appliances. Double glazed south facing windows. Recess for fridge/freezer. Useful storage cupboard also housing the hot water cylinder and fuse box.



Bedroom 1:

Approx. 3.67m x 3m. Spacious double bedroom with double glazed window to front. Double fitted wardrobes.



Bedroom 2:

Approx. 4.87m x 2.8m. Another spacious bedroom with double glazed windows to front. Double fitted wardrobes.



Bathroom:

Approx. 3.7m x 1.9m. Modern four piece white suite comprising WC, wash hand basin, bath and separate shower cubicle. Tiled around bath and splashback areas. Extractor fan. Double glazed frosted window to front.



Outside:

Well-maintained communal garden grounds. Allocated parking space and visitors' parking.



SECOND 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, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 12/20



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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