

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



21 Service Road, Forfar, DD8 3ER

- Terraced Villa
- Lounge
- Modern Kitchen Dining
- Modern Bathroom with Shower
- 3 Bedrooms
- Fitted Wardrobes
- Gas Central Heating & Double Glazing
- Off Street Parking
- Low Maintenance Gardens
- Close to all Amenities

Offers over £170,000

This beautifully presented terraced family villa is situated in a sought after residential location within walking distance of all local amenities and services including Whitehills Primary School, Forfar Academy and Community Campus, local shops in North Street, public transport and the town centre. 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 has been well maintained by the present owners and can be described as in ready to live in condition. The subjects benefit from gas fired central heating, UPVC double glazing with replacement doors, modern recently installed fitted kitchen with integral oven, hob, extractor hood, fridge, freezer, washing machine and dishwasher, separate dining area, modern bathroom on the upper floor and three well-proportioned bedrooms all with fitted wardrobes. Externally there is a low maintenance garden to front and monoblock driveway with parking for more than one vehicle. The rear garden is fully enclosed, beautifully landscaped for ease of maintenance with patio area and with timber shed included.

This is an excellent opportunity to obtain this style and location of family home which must be viewed to fully appreciate the quality of finish and spacious nature of home being offered for sale.

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

Lounge: Approx. 4.45m x 3.76m. Spacious public room with double glazed window to front.



Kitchen/Dining Room:

Approx. 4.75m x 2.77m. Fitted with modern floor, wall and drawer units with integral oven, gas hob and extractor hood. Integral fridge and freezer, washing machine and dishwasher. Co-ordinated work surface and splashback. Low maintenance ceiling throughout. Space for large table and chairs. Two double glazed windows. UPVC exterior door. Large under stair storage cupboard with light.

**Upper Floor Accommodation:****Upper Floor Landing:**

Large sliding door storage cupboard also housing the central heating boiler.

Bedroom 1:

Approx. 3.22m x 3.42m. Spacious double bedroom with double glazed window enjoying rooftop views over the town towards Balmashanner. Double fitted wardrobe.

**Bedroom 2:**

Approx. 3.2m x 3m. Another double bedroom with double glazed window to rear. Double fitted wardrobe.

**Bedroom 3:**

Approx. 2.58m x 2.8m. Well-proportioned room with double glazed window to front. Double fitted wardrobe.



Bathroom:

Approx. 2.53m x 1.5m. Modern three piece white suite comprising WC, wash hand basin and P-shaped bath. Shower over bath with shower screen. Range of fitted units. Chrome ladder style towel rail. Full wet wall panelling. Low maintenance ceiling. Extractor fan. Double glazed frosted window to rear.

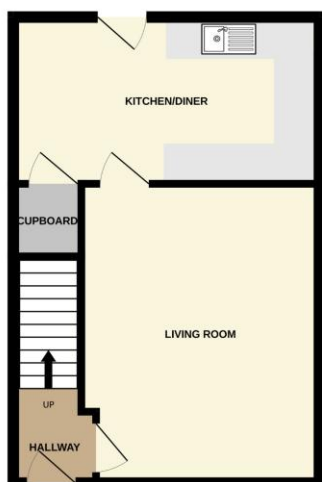
**Outside:**

The front garden is laid out in paved pathways and gravel chips with monoblock driveway with ample off-street parking.

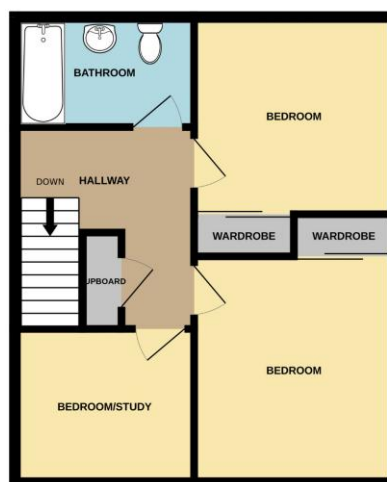
Rear garden is fully enclosed and beautifully landscaped for ease of maintenance in patio area, gravel chips, bounded by timber fencing and having timber shed. Side access gate. External water supply.



GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

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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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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