

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



12 Lowson Terrace, Forfar, DD8 1LA

- **Terraced Family Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Sun Lounge**
- **Shower Room & Separate Cloaks/WC**
- **4 Bedrooms**
- **Large Floored Attic with Velux Windows**
- **Gas Central Heating & Double Glazing EPC C**
- **Off Street Parking**
- **Garden to Rear & 2 Sheds**

Offers over £120,000

This deceptively spacious terraced family villa is situated in a cul-de-sac in a sought after residential location, convenient for Langlands Primary School, the town centre 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 connect to major routes both north and south.

The property offers spacious and well-proportioned accommodation over two floors and benefits from gas fired central heating and double glazing. Whilst in need of some modernisation and upgrading, the property offers a blank canvas to adapt and transform into an ideal family home at an affordable price

Externally there is a mono-block driveway to front and timber shed. The rear garden has a further timber shed, mature shrubs and is screened by conifer hedging.

This is a rare opportunity to obtain a four bedroomed home of this style and location, and early viewing is highly recommended.

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

Lounge: Approx. 4.3m x 4.22m. A spacious public room double glazed windows to front. Recessed display alcove and feature electric fire.



Kitchen: Approx. 4.3m x 3m. Fitted with a range of floor, wall and drawer units with extractor hood, cooker, double glazed window to rear. Storage cupboard and double glazed exterior door leading to sunlounge.

Sun Lounge: Approx. 2.5m x 2.5m. Has double glazed windows to rear and side with French Doors leading to rear garden.

Shower Room: Approx. 1.86m x 2m. With three piece suite comprising WC, wash hand basin and shower cubicle with wet wall. Extractor fan. Double glazed frosted window and storage cupboard.



Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to front.



Cloaks/WC:

Approx. 1.6m x 1.15m. Has a two piece coloured suite comprising of WC and Wash hand basin. Extractor fan.

Bedroom 1:

Approx. 3.4m x 2.85m. Double bedroom located to the front of property with double glazed. Fitted wardrobes.

Bedroom 2:

Approx. 2.85m x 3.45m. Double bedroom with double glazed window to the rear with views towards Balmashanner.

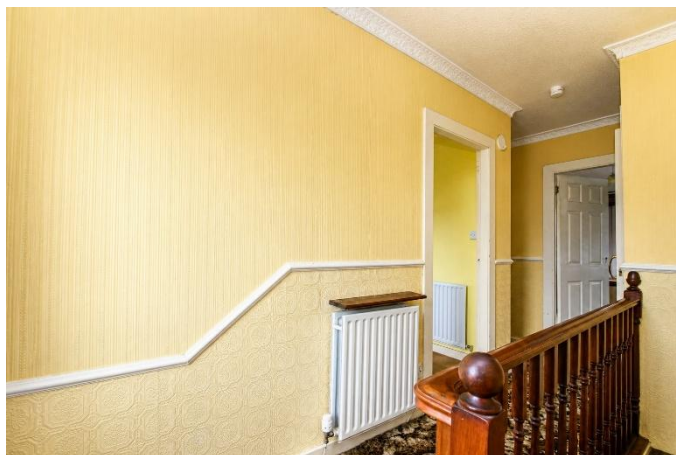
Bedroom 3:

Approx. 2.97 x 4.17m. Double bedroom with double glazed window to rear.

Bedroom 4:

Approx. 4.4m x 3m. Another spacious double bedroom with double glazed window to front. Walled storage cupboard.





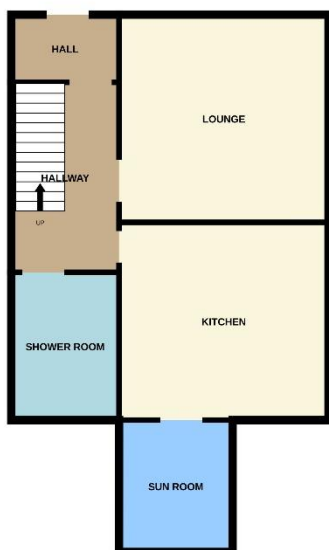
Attic:

Floored attic with pull down ladder. Large, floored attic approx. 7.46m x 4m. Two double glazed Velux windows and power points. Inspection hatch for insulation.

Outside:

There is a mono-block driveway to the front of the property with a timber shed. The rear garden has a further timber shed, mature shrubs and is screened by conifer hedging.

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 details 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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