Property for Sale

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21 Little Causeway, Forfar, DD8 2AD

- Terraced Townhouse, Category C Listed
- Hallway
- Lounge with Open Plan Kitchen/Dining
- 3 Double Bedrooms
- 2 En Suite
- Family Bathroom
- Electric Heating
- Prime Central Location
- Character Home
- Close to all Amenities, EPC E

FIXED PRICE £119,950 (HR Value 140K)

This deceptively spacious town house (Category C Listed) is situated in a conservation area, within the iconic Little Causeway area of Forfar and is centrally located close to all services and amenities, including shops, bars, cafes, supermarkets, schools 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 well-proportioned and spacious accommodation over two floors and benefits from electric heating, large dining sized lounge with open plan kitchen dining, two en-suite shower rooms and family bathroom, with all bedrooms having fitted wardrobes.

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

Entrance Hallway: Wood and glazed exterior door. Hardwood flooring Staircase to upper floor.

Lounge/ Open Plan Kitchen/Dining: Approx. 4.6m x 4.76m. Fitted with a range of floor, wall and drawer units with tiling to splashback. Integral oven, hob and extractor hood, as well as a dishwasher, fridge and freezer. Plumbed for washing machine. Useful shelved storage cupboard, two alcove display recesses with shelving. Windows to front.







Bedroom 1: Approx. 3.75m x 4.8m. L-shaped room with window to front. Double mirror fronted wardrobe. Two recessed alcoves.







En-suite Shower room: Approx. 2m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Full wet wall panelling, extractor fan, window to front. Chrome towel rail.

Upper Floor Accommodation

Staircase: Has access to rear vennel. Skylight window. Upper Landing.

Bathroom: Approx. 2.6m x 2.76m. Has a four-piece white suite, comprising WC, wash hand basin, bath and shower cubicle. Full wet wall panelling. Extractor fan, chrome ladder style towel rail and 2 frosted windows to front.



Bedroom 2: Approx. 2.73m x 2.92m. Spacious double bedroom with window to front. Double mirror fronted wardrobes.

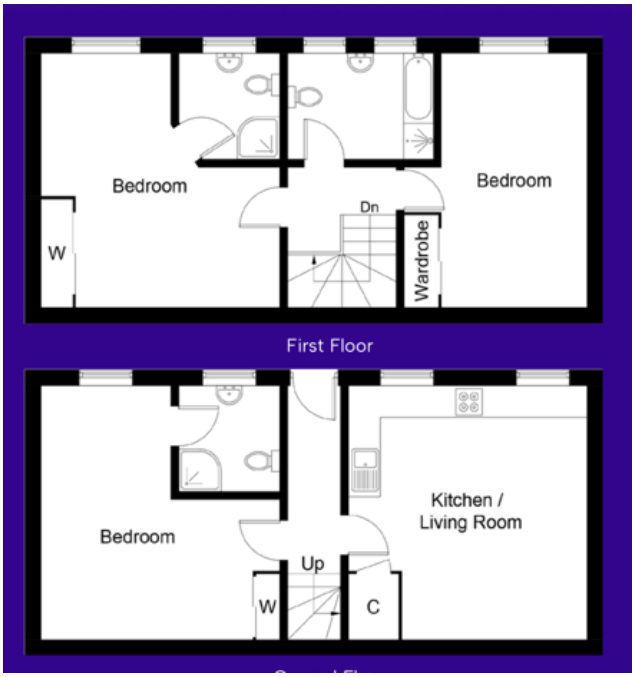







Bedroom 3: Approx. 4.93m x 3.95m. L-shaped room with window to front. Three door mirror fronted wardrobes. also housing the water cylinder.

En-Suite Shower room: Approx. 2m x 2m. Three piece white suite, comprising of a WC, wash hand basin and shower cubicle. Full wet wall panelling. Window to front. Extractor and chrome ladder style towel rail.









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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