Property for Sale

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14 Threewells Drive, Forfar, DD8 1ES

- Linked Terraced Villa
- Hallway
- Lounge
- Kitchen & Separate Utility Room
- Shower Room
- 4 Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing, EPC C
- Gardens to Front & Rear
- Covered Pergola, Shed & Store

FIXED PRICE £137,500

This spacious linked terraced villa is situated in a popular residential location within easy distance of all local amenities including the town centre, local shops, Langlands Primary School 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 deceptively spacious accommodation over two floors and benefits from double glazing, gas fired central heating with combi boiler, fitted kitchen with separate utility room, downstairs shower room, and bathroom with shower on the upper floor. All bedrooms are well proportioned.

Externally, there is garden to front and low maintenance enclosed garden to rear with large timber shed, covered pergola and external store.

This is an excellent opportunity to obtain a spacious family home at an affordable price and viewing is highly recommended to appreciate the property's full potential.

Entrance Hallway: Double glazed UPVC exterior door. Under stair storage cupboard also housing the fuse box.

Shower Room: Approx. 2.65m x 0.95m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Extractor fan and Dimplex heater.

Lounge: Approx. 4.51m x 5m. A spacious public room with double glazed window to front.





Kitchen: Approx. 4m x 2.75m. Has a range of fitted units, integral double oven, hob and extractor hood. Ample space for further appliances. Tiled to splashback. Double glazed window to rear and extractor fan.





Utility Room: Approx. 3.3m x 2.9m. Fitted with a range of modern fitted units, double glazed window to rear, polycarbonate sink and drainer. External extractor fan, double glazed exterior door.







Upper Floor Accommodation

Upper Floor Landing: Hatch to large, floored attic with pull down ladder. Shelved storage cupboard.

Bedroom 1: Approx.3.65m x 2.9m. Double bedroom with double glazed window to front, extensive range of fitted wardrobes with built in shelving and hanging rail. Large cupboard also housing the gas central heating boiler.




Bedroom 2: Approx. 2.93m x 3.88m. Double bedroom with double glazed window to front.




Bedroom 3: Approx. 3.6m x 3.22m. Double bedroom with double glazed window to rear enjoying views over Forfar towards the surrounding countryside. Fitted wardrobe with shelving and hanging rail.




Bedroom 4: Approx. 4.21m x 2.75m. Double bedroom with double glazed window to rear again enjoying the views. Fitted wardrobe.






Bathroom:

Approx. 1.8m x 1.9m**.** Has modern three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower screen, Fully tiled.

Outside: The front garden is laid to lawn, bounded by a low level wall. The rear garden is laid out for ease of maintenance in artificial grass, paving stones, pergola, further covered pergola, large timber shed and external store.









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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