Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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68 Graham Crescent, Forfar, DD8 1DW

- First Floor Flat
- Vestibule & Hallway
- Lounge/Dining Room
- Kitchen
- Shower Room
- 2 Bedrooms
- Gas Central Heating
- Double Glazing, EPC D
- Parking Space
- Garden to Side & Rear

Offers over £79,000 (HR Value 85K)

This first floor main door flat is situated in a popular residential location within convenient walking distance of the town centre, Langlands Primary School, supermarkets, Lochside Country Park 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 benefits from gas fired central heating, double glazing and recently installed shower room.

An added attraction is off-street parking to front and garden to side and rear which is laid in lawn with gravel chips and small timber shed.

This is an excellent opportunity for a number of purchasers including first time or buy to let and viewing is highly recommended.

Entrance Vestibule: Wooden glazed exterior door. Staircase to first floor landing.

Landing: Double glazed window to side. Large storage cupboard also housing central heating boiler. Hatch to partially floored loft space for extra storage.

Lounge/Dining: Approx. 4.5m x 3.77m. Spacious public room with double glazed window to front. Downlighters. Access to bedroom 2 and kitchen.







Kitchen: Approx. 3.2m x 2.2m. Fitted with a range of base, drawer and high level storage units. Plumbed for washing machine. Stainless steel sink and drainer. Double glazed window to front.




Bedroom 1: Approx. 3.8m x 3.17m. Double bedroom with double glazed window to rear. Wall storage cupboard.




Shower Room: Approx. 2.15m x 1.5m. Recently installed three piece suite comprising WC, wash hand basin with storage below and shower cubicle. Full wet wall panelling. Low maintenance ceiling with downlighters. Double glazed frosted window to side.



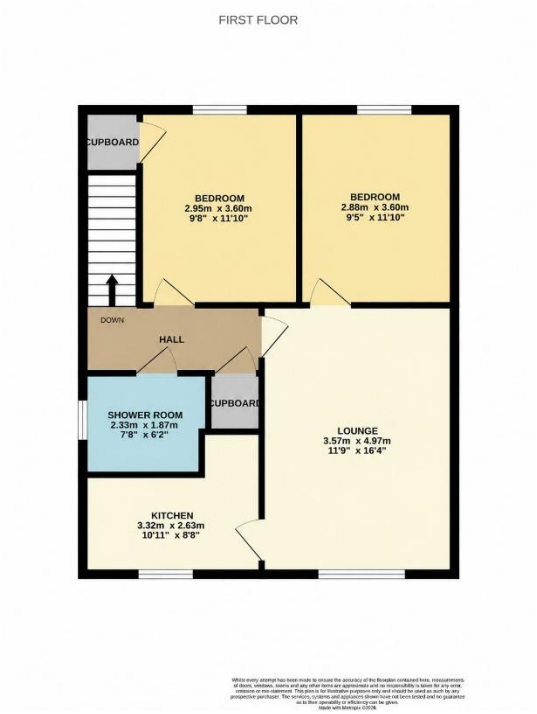

Bedroom 2: Approx. 3.8m x 2.45m. Another well proportioned bedroom with double glazed window to rear. Recess storage area.

Outside: Off-street parking to front. Side Garden.

Rear garden is laid mainly to lawn with small timber shed and gravel chips.









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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