Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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153 Restenneth Drive, Forfar, DD8 2DD

- Semi Detached Villa
- Hallway
- Lounge
- Kitchen Dining
- 2 Double Bedrooms with Fitted Wardrobes
- Modern Shower Room
- UPVC Double Glazing & Electric Heating, EPC D
- Low Maintenance Gardens & External Store
- Close to all Amenities
- Ideal Starter Home

Offers over £115,000

This well presented semi-detached villa is situated in a popular residential location within convenient distance of the town centre, public transport, local shops and all local amenities. 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 over two floors and is in excellent decorative order throughout. Features include UPVC double glazing with replacement doors, modern dining sized kitchen, modern shower room and electric heating. There are mirror fronted wardrobes in both the double bedrooms.

Externally, there are enclosed gardens to both front and rear which are laid out for ease of maintenance.

This is an excellent example of the house style which must be viewed internally to fully appreciate the spacious nature of home being offered for sale.

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

Lounge: Approx. 3.55m x 4.56m. A bright and spacious public room with double glazed window to front. Feature fire surround with electric fire.





Kitchen/Dining: Approx. 3.8m x 2.76m. Modern fitted kitchen with a range of floor, wall and drawer units, slot in electric cooker, free standing fridge / freezer, automatic washing machine (no warranties given), space for table and chairs. Double glazed window to rear and a UPVC exterior door. Dimplex booster heater.








Upper Floor Accommodation

Upper Floor Landing: Hatch to loft storage space.

Bedroom 1: Approx. 4m x 2.9 m. Spacious double bedroom with double glazed window to front, double mirror fronted wardrobes with deep storage, shelving and hanging rails. Airing cupboard.




Bedroom 2: Approx. 3m x 3.77m. Another double bedroom with double glazed window to rear. Triple door mirror fronted wardrobes and further useful storage cupboard housing the hot water cylinder.

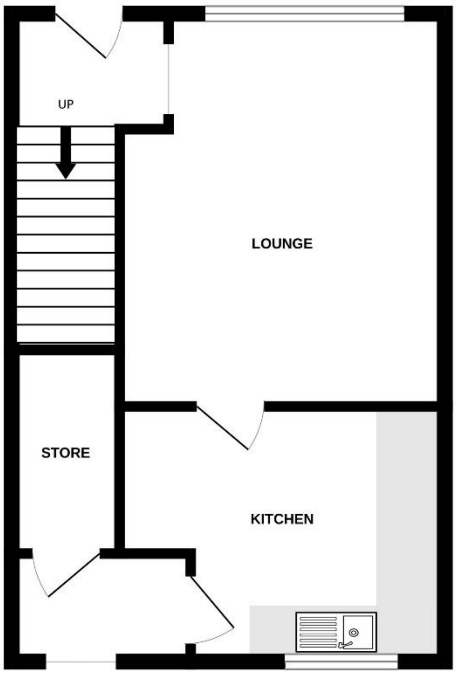



Shower Room: Approx. 2m x 1.9m**.** Has modern three piece white suite comprising WC, wash hand basin in fitted units and shower cubicle. Part wet wall, chrome ladder style towel rail. Extractor fan and double glazed frosted window to rear.

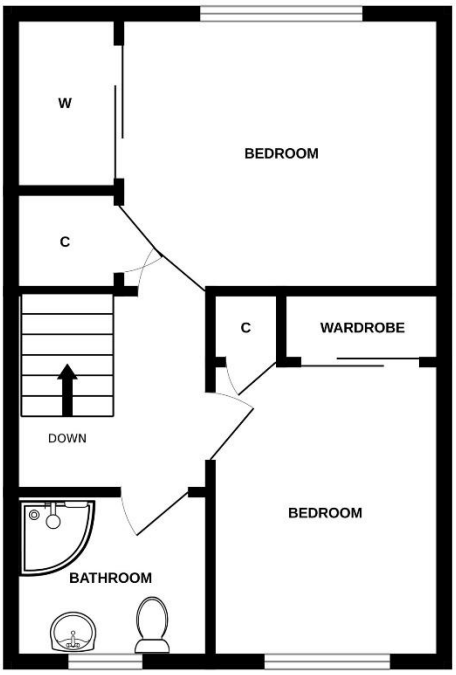




GROUND FLOOR



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 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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Outside: The property has garden to front bounded by mid-level dyke and pedestrian gate laid out in gravel chips and shrubs. Subject to local authority consents it may be possible to add a driveway to front. The rear garden has large external under stair store with canopy and low maintenance enclosed rear gardens laid out in gravel chips, hedging, mid-level wall and gate access to pathway.





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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