Property for Sale

Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



Arisaig, 3 Wyllie Street, Forfar, DD8 3DN

- Semi Detached Traditional Stone Built Villa
- Vestibule & Hallway
- Lounge
- Dining/Sitting Room
- Kitchen
- Bathroom
- 4 Bedrooms
- Gas Central Heating & Double Glazing
- Gardens, Shed & External Store
- EPC D

Offers over £179,950

This semi-detached Victorian villa is situated in a sought after residential location only a short walk from the town centre, and all local amenities and services including shops, 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 spacious, traditional style accommodation over two floors and has retained much of the original character, including ornate plaster work and cornicing. The subjects benefit from gas fired central heating, double glazing, feature fireplaces in the lounge and sitting room, modern four piece bathroom and four well-proportioned bedrooms. Whilst in need of a degree of modernisation, upgrading this property allows the purchaser to put their own style and décor to suit their own taste.

Externally there a garden to front and an enclosed rear garden with lawn, patio, shed and stone external store.

This is a rare opportunity to obtain a stone built house of this size and location and viewing is highly recommended.

Entrance Vestibule: Exterior storm door with glazed panel above. Ornate cornicing and split pane glazed door to hallway.

Hallway: Staircase to upper floor accommodation

Lounge: Approx. 4.62m x 4.6m. A spacious public room with double glazed window to front, focal point of the room is the attractive wooden fire surround with tiled hearth and working fireplace, ornate plaster work and cornicing with picture rail. Walled storage cupboard.



Dining / Sitting room: Approx. 4.85m x 4m. Another excellent sized public room with focal point being an attractive fire surround with tiled hearth and working fireplace. Double glazed window to rear with storage below. Access to rear vestibule.





Rear Vestibule: Has large walk in under stair storage cupboard. Further shelved larder cupboard. Exterior door to rear.

Kitchen: Approx. 3.81m x 2.76m. Fitted with a range of floor, wall and drawer units with integral double oven, hob and extractor hood. Dual aspect double glazed windows to side and rear. Integral fridge and freezer, free standing dishwasher. Stainless steel sink and drainer with mixer tap.





Upper Floor Accommodation

Mezzanine Landing: Mezzanine level has bedroom and bathroom.





Bathroom: Approx. 2m x 2.4m. Modern four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Chrome ladder style towel rail. Part wet wall panelling. Double glazed frosted window to side. Cupboard housing the gas central heating boiler.

Bedroom 4: Approx. 2.76m x 2.41m. Well-proportioned bedroom with double glazed window to side.




Upper Floor Landing: Roof light, shelved linen cupboard and further useful cloak cupboard.

Bedroom 1: Approx. 3.6m x 4.75m. Double bedroom with double glazed window to front.




Bedroom 2: Approx. 3.98m x 3.67m. Another spacious room with double glazed window to rear.




Bedroom 3: Approx. 4m x 2.11m. Has double glazed velux window.

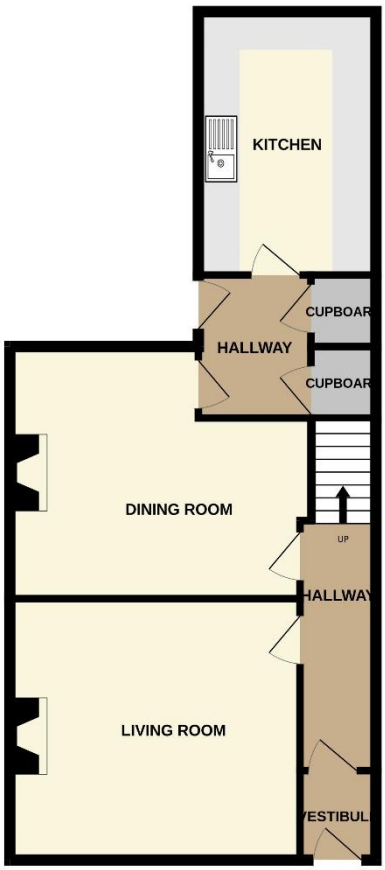


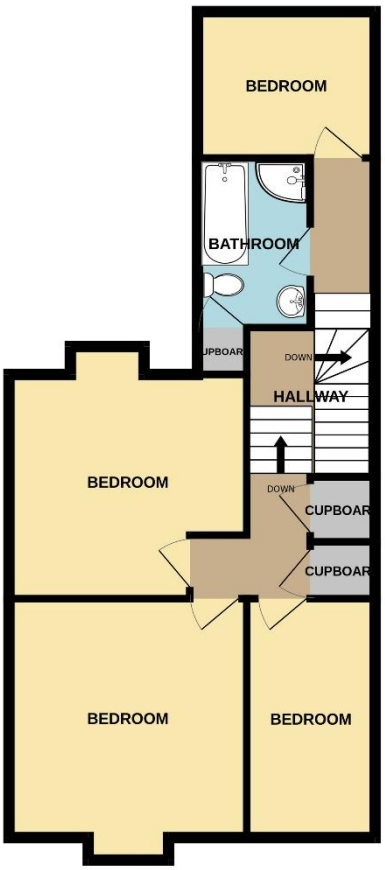




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.





TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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.
Made with Metropix ©2026

Outside: Low maintenance garden with gravel chips and border and low level dyke to front with two pedestrian gates. Paved pathway to side leading to fully enclosed rear garden which has a raised patio, lawn, timber shed and brick outhouse.





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.

Forfar Office:
27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:
7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com