Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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31 Threewells Place, Forfar, DD8 1ER

- Terraced Villa
- Hallway
- Lounge
- Kitchen Dining
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing, EPC C
- Gardens Front & Rear

Offers over £105,000

This spacious terraced family villa is situated in an off-street location in a popular residential area within convenient distance of all local amenities 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 well-proportioned accommodation over two floors and benefits from gas fired central heating, double glazing, dining sized kitchen, fully tiled bathroom with shower and two spacious double bedrooms with excellent storage and wardrobe space.

There are low maintenance gardens to front and rear and an external store.

This is an excellent opportunity for a number of buyers, including first time and viewing is highly recommended to fully appreciate the property's potential.

Entrance Hallway: Staircase to upper floor accommodation, useful under stair storage.

Lounge: Approx. 3.36m x 5m. A spacious public room with double glazed window to front.







Kitchen/Dining: Approx. 5.1m x 2.62m. Modern fitted kitchen with a range of floor, wall and drawer units. Slot in cooker, plumbed for washing machine, wall mounted central heating boiler. Extractor hood with stainless steel splashback. Large, shelved storage cupboard. Dining area accommodates a large table and chairs. Double glazed window and exterior door to rear.




Upper Floor Accommodation

Upper Floor Landing: Hatch to loft space.




Bathroom: Approx. 1.83m x 1.9m**.** Has three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower screen, Fully tiled. Ladder style towel radiator.

Bedroom 1: Approx.4.17m x 3.32m. Double bedroom with double glazed window to front, fitted wardrobe and large walk-in closet/ dressing room with light.








Bedroom 2: Approx. 3.33m x 4.62m. Another good sized double bedroom with shelved storage cupboard and fitted wardrobe.



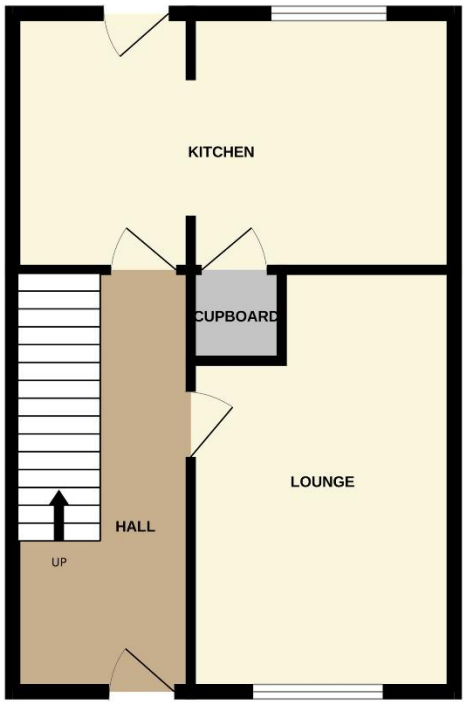


Outside: The front garden is laid to lawn and borders. The rear garden is enclosed with lawn, patio and external store.

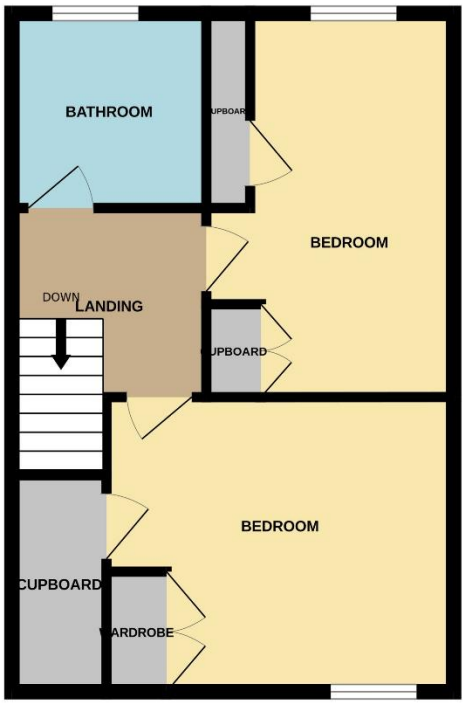




GROUND FLOOR



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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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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