Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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19 Turfbeg Drive, Forfar, DD8 3LH

- Detached Villa
- Hallway
- Lounge
- Kitchen
- Dining Room/ Bedroom 4
- Shower Room
- 3 / 4 Bedrooms
- Gas Central Heating & Double Glazing, EPC C
- Driveway Parking
- Gardens to Front & Rear

Offer over £210,000

This detached villa occupies an elevated position enjoying outstanding views over Forfar towards Balmashanner. Subjects are within walking distance of the town centre, Lochside Country Park and Loch, Forfar Academy and Community Campus and public transport links. 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 will make an ideal family home having flexible accommodation over two floors and offering further potential. Features include gas fired central heating and UPVC double glazing with replacement doors.

There is driveway parking to front and gardens to front and rear, with timber shed and greenhouse.

This is an excellent opportunity to obtain a family home of this style and location, and viewing is highly recommended to fully appreciate this property.

Entrance Hallway: Double glazed UPVC exterior door. Large under stair storage cupboard. Double glazed window to side providing natural light. Staircase to upper floor accommodation. Shelved linen cupboard.

Lounge: Approx. 3.32m x 4.45m. A bright and spacious public room with double glazed windows enjoying south facing views over the town and towards Balmashanner.







Kitchen: Approx. 2.81m x 3.16m. Fitted with a range of floor, wall and drawer units with tiling to splashback. Plumbed for washing machine and dish washer, space for slot in cooker and fridge freezer. Double glazed UPVC door and windows to rear and side.




Dining Room/ Bedroom 4: Approx. 2.6m x 3.7m. Currently used as a dining room, has double glazed window to rear.




Shower Room: Approx. 2m x 2m. Has modern three piece white suite comprising WC, wash hand basin in fitted units and shower cubicle. Part tiled and part wet wall.

Bedroom 3: Approx. 2.83m x 2.77m. A well-proportioned bedroom at ground floor level having double glazed south facing window again enjoying the views.




Upper floor landing: Has large storage cupboard.

Bedroom 1: Approx. 3.1m x 3.2m. Double bedroom with double glazed window to front enjoying outstanding views over the town towards the Sidlaw range.





Bedroom 2: Approx. 3.22m x 3.22m. Double bedroom with double glazed window to rear.





Boxroom: Approx. 2.37m x 2.1m. Power & Light.

Outside: A gravel chipped driveway provides ample off-street parking; the front garden is laid to lawn with gravel chipped border. The rear garden is laid to lawn with timber shed and green house, terraced shrubbery. Apple tree.

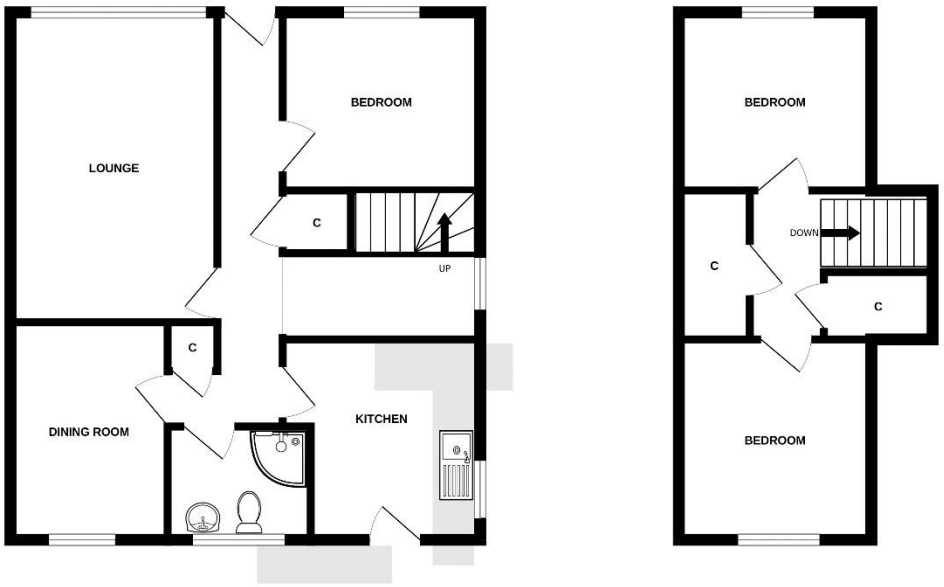






GROUND FLOOR

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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