Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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Hillview, Dunnichen Road, Craichie, DD8 2LU

- End Terraced Villa
- Entrance Sun Porch
- Hallway
- Lounge
- Kitchen Dining Room
- Utility Room
- Ground Floor Shower room
- 2 Bedrooms
- Family Bathroom
- Double Glazing & Oil Fired Central Heating, EPC E
- Driveway Parking, Garden to Front & Rear

Offers over £160,000

This end terraced family villa is situated in the popular village of Craichie which lies three miles south east of Forfar and is convenient for the Angus village of Letham. Forfar offers a broad cross section of social, leisure and consumer facilities and nearby Letham has a variety of amenities including local shops, post office, public houses, pharmacy and primary school.

The property offers spacious and well-proportioned accommodation throughout and benefits from UPVC double glazing, oil fired central heating, a modern dining size kitchen, separate utility room, ground floor shower room, modern bathroom on the upper floor and two well-proportioned bedrooms.

Externally there is driveway parking to front, front garden laid to lawn. Rear garden has drying area and patio area.

This is an excellent opportunity to obtain a spacious home in a pleasant small community setting whilst being close to amenities in Forfar and Letham.

Entrance Sun Porch: Approx. 2.5m x 1.95m. Double glazed windows to front and side. UPVC exterior door. Split pane glazed door to hallway.




Hallway: Large under stair storage cupboard.

Lounge: Approx. 4.57m x 4.77m. Spacious public room with double glazed window to front. Wall mounted electric flame effect fire. Staircase to upper floor accommodation.






Kitchen/Dining: Approx. 4.9m x 3.4m. Two clearly defined areas. Kitchen is fitted with a range of modern floor, wall and drawer units with integral electric oven, hob and extractor hood. Ample space for further appliances. Tiled to splashback. Double glazed window to rear.

Dining Area accommodates a large table and chairs. Double glazed window to front. Recessed shelving.






Utility Room: Approx. 2.2m x 1.96m. Fitted base unit. Space for further appliances. Double glazed UPVC door and side panel to rear garden. Access to shower room.

Shower Room: Approx. 2.17m x 1.45m. Modern three piece white suite comprising WC, wash hand basin in fitted unit and large shower enclosure with wet wall. Fully tiled. External extractor fan. Chrome ladder style towel rail. Double glazed frosted window to rear.




Upper Floor Accommodation:

Upper Floor Landing: Large shelved storage cupboard. Double glazed hall window to rear. Two useful shelved storage cupboards.

Bedroom 1: Approx. 4.9m x 2.87m. Spacious double bedroom with double glazed window to front. Wall to wall fitted wardrobes with shelving and hanging rail and two mirror inset panels.





Bedroom 2: Approx. 3.5m x 2.81m. Another well-proportioned room with double glazed window to front.





Bathroom: Approx. 2m x 2.2m. Modern, fully tiled bathroom with three piece suite comprising WC, wash hand basin in a range of fitted units, P-shaped bath with shower over and shower screen. Chrome ladder style towel rail.



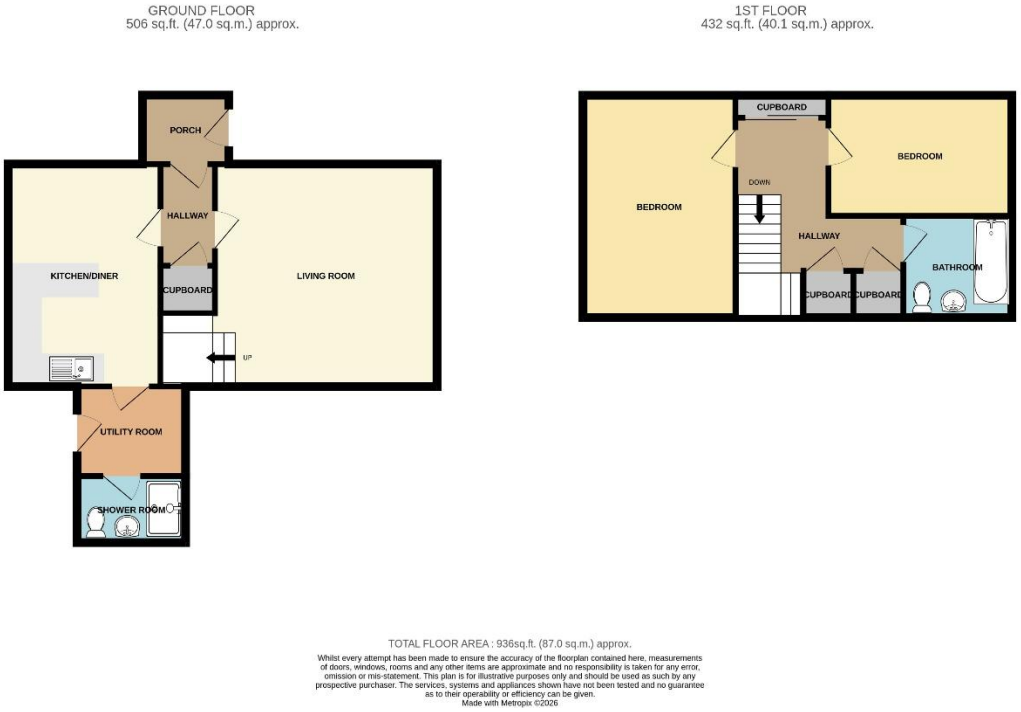


Outside: There is driveway parking to front and side. Enclosed garden to front laid to lawn.

Rear garden comprises gravel chips and patio areas with external storage shed. External water supply.







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