Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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21 Fruithill, Forfar, DD8 1JT

- Terraced Villa
- Hall
- Lounge
- Kitchen Dining
- Bathroom with Shower
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens to Front & Rear, 2 Sheds
- Close to all Amenities

Offers over £110,000

This well presented mid terraced villa is situated in a popular residential location within walking distance of the town centre, local shops and Langlands Primary School. 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 both north and south.

The property offers spacious and well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, replacement doors, modern dining size kitchen with integrated appliances, modern bathroom with shower and two well-proportioned double bedrooms, both with fitted wardrobes.

Externally there is garden to both front and rear laid mainly to lawn with patio areas and two sheds.

This is an excellent opportunity for a first time buyer or buy to let and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door. Staircase to upper floor accommodation.

Lounge: Approx 3.61m x 4.8m. Spacious public room with double glazed window to front. Large under stair storage cupboard.







Kitchen/Dining Room: Approx. 4.7m x 2.6m. Fitted with modern floor, wall and drawer units with integral oven, hob and extractor hood, fridge, freezer and dishwasher. Plumbed for washing machine. Space for tumble dryer. Cupboard housing central heating boiler. Double glazed window to rear. UPVC exterior door.





Upper Floor Accommodation:

Upper Floor Landing: Hatch to loft space.

Bedroom 1: Approx. 4.68m x 2.85m. Double bedroom with double glazed window to front. Fitted wardrobe. Cupboard above stairs.









Bathroom: Approx. 1.75m x 1.8m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall panelling. Double glazed frosted window to rear.





Bedroom 2: Approx. 3m x 4.1m. Another double bedroom with double glazed window to rear. Shelved storage cupboard and fitted wardrobe.





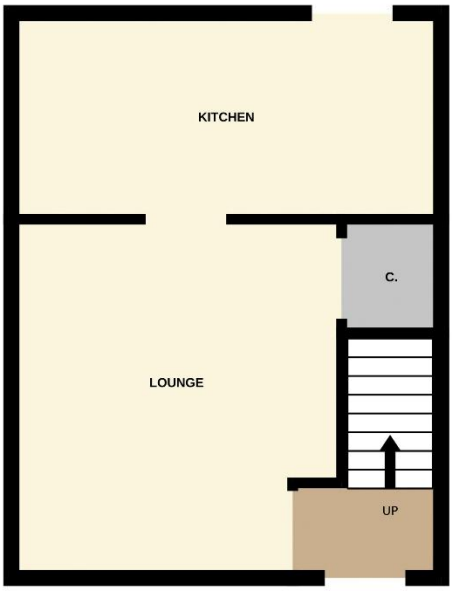
Outside: Front garden is laid to lawn with shrubs.

Rear garden is laid to lawn with patio areas. Two sheds.





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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