Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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64 Pitreuchie Place, Forfar, DD8 2DQ

- First Floor Flat
- Hallway
- Lounge
- Kitchen
- Bathroom
- 2 Double Bedrooms
- Gas Central Heating, EPC C
- Double Glazing
- Open Outlook
- Close to all Amenities

Offers over £80,000

This deceptively spacious first floor flat is situated at the end of a cul-de-sac in a popular residential location convenient for all local amenities including the town centre, 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 and well-proportioned accommodation throughout and benefits from gas fired central heating, double glazing, modern fitted kitchen with integral oven, hob and extractor hood. An added attraction is the range of cupboards within the property providing excellent storage.

Externally there are shared garden grounds to side in grass.

This is an ideal opportunity for a number of purchasers including first time and buy to let and viewing is essential to appreciate the spacious nature of home and the outlook.

Entrance Hallway: Exterior door. Hatch to loft space. Meter cupboard. Three large storage cupboards (one housing the gas central heating boiler).

Lounge: Approx. 3.9m x 4.85m. Spacious public room with double glazed windows enjoying outlook over green space and countryside beyond.




Kitchen: Approx. 3.97m x 1.83m. Fitted with modern floor, wall and drawer units with integral oven, gas hob and extractor hood. Double glazed window to side. Ample space for further appliances.








Bathroom:

Approx. 1.95m x 1.95m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath. Part tiled. Double glazed frosted window

Bedroom 1: Approx. 4m x 2.82m. Spacious double bedroom with two fitted wardrobes and double glazed window to side.





Bedroom 2: Approx. 4.12m x 3m. Another good size double bedroom with double glazed window to rear. Fitted wardrobe.





Outside: Communal gardens to front, side and rear.



GROUND FLOOR



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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