# Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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## 28 Prior Road, Forfar, DD8 3DQ

- End Terraced Cottage
- Hallway
- Lounge/Dining
- Kitchen
- Shower Room
- Double Bedroom
- Shared Gardens
- Gas Central Heating
- Double Glazing, EPC D
- Close to all Amenities

**Offers over £95,000**

**This beautifully presented end terraced cottage is only a short walk from the town centre and all local amenities and services including shops 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 both north and south.**

**The property offers spacious and well-proportioned accommodation over two floors and is in good decorative order throughout. The subjects benefit from gas fired central heating with combi boiler, double glazing, a large lounge with open plan dining room. Ground floor modern shower room, modern fitted kitchen with integral double oven, hob and extractor hood and spacious double bedroom on the upper floor.**

**Externally there are shared gardens grounds to the rear with private recessed storage areas.**

**This is an excellent opportunity for a number of purchasers including first time buyer or retirement and viewing is highly recommended.**

**Entrance Hallway:** Double glazed exterior door. Access to lounge and shower room.

**Lounge/ Dining:** Approx 5.15m x 5.32m (at widest point). An L-shaped room with two clearly defined areas. The lounge area has two double glazed windows to front with one having under window storage. Contemporary style radiator, attractive wood panelling recess display alcove with storage below and useful under stair storage cupboard. Space for table and chair and double glazed window to side.













**Kitchen:** Approx. 4m x 2.63m. Fitted with a range of modern floor, wall and drawer units with integral double oven, hob and extractor hood with stainless steel splashback. Plumbed for washing machine, wall mounted central heating combi boiler. Stable style double glazed exterior door to side and double glazed window to rear.





**Shower room:** Approx. 2.7m x 2.43m. Modern three piece suite comprising WC, wash hand basin and large shower enclosure. Chrome ladder style towel rail, part tiled /part wet wall. Useful storage cupboard. Double glazed frosted window to rear.





**Upper floor accommodation**

**Bedroom:** Approx. 5.3m x 2.93m. Bright and spacious bedroom with double glazed velux windows to both front and rear. Coombed ceilings and fitted wardrobe.
Two eaves storage cupboards.






**Outside:** Shared pathway to side. Communal garden grounds laid to lawn and recessed store area.



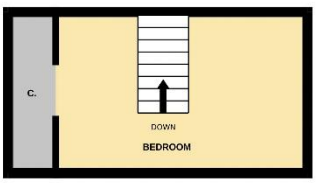





GROUND FLOOR




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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