Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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55 North Street, Forfar, DD8 3BH

- Ground Floor Flat
- Hall
- Lounge
- Kitchen
- Shower Room
- Double Bedroom
- Gas Central Heating
- Double Glazing, EPC D
- Low Maintenance Gardens to Front & Rear
- Close to all Amenities

Offers over £50,000

This spacious, main door, ground floor flat is situated in a popular residential location within walking distance of the town centre, local shops, supermarkets 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 all at ground floor level and benefits from double glazing and gas fired central heating.

There are gardens to both front and rear laid out in gravel chips.

This is an excellent opportunity for a number of purchasers including first time, buy to let or retirement.

Entrance Vestibule: Exterior door. Access to lounge and shower room.

Lounge: Approx. 3.76m x 4.45m. Spacious public room with double glazed window to front. Useful shelved storage cupboard also housing gas meter.







Kitchen: Approx. 4.11m x 1.7m. Fitted with modern floor, wall and drawer units with integral oven, hob and space for further appliances. Double glazed window to rear. Wall mounted central heating boiler.





Shower Room: Approx. 2.5m x 1.1m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Extractor fan.

Bedroom: Approx. 3.95m x 2.98m. Double bedroom with double glazed window to rear.





Outside: Front garden is laid in gravel chips and bounded by stone built dyke.

Private area of garden ground to rear with gravel chips and rotary dryer.

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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