Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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5 Service Road, Forfar, DD8 3ER

- Terraced Villa
- Hall
- Lounge
- Kitchen Dining
- Bathroom
- 3 Bedrooms with Fitted Wardrobes
- Gas Central Heating & Double Glazing EPC C
- Driveway Parking
- Low Maintenance Gardens & Shed
- Close to all Amenities

Offers over £145,000

This mid- terraced family villa is situated in a popular residential location only a short walk from Whitehills Primary School, the town centre, local shops in North St, Forfar Academy and Community Campus 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 provides spacious, well – proportioned accommodation over two floors and benefits from gas fired central heating, and double glazing.

Externally there is driveway parking to front and low maintenance enclosed garden to rear.

This is an excellent opportunity for a number of purchasers including first time or buy to let and viewing is highly recommended.

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

Lounge: Approx. 3.6m x 4.47m. Spacious public room with double glazed window to front. Split pane bevelled glass doors to both hallway and kitchen/dining.







Kitchen/Dining Room: Approx. 4.76m x 2.83m. Fitted with floor, wall and drawer units with tiling to splashback. Space for large table and chairs. Two double glazed to rear and exterior door to rear garden. Large shelved under stair storage cupboard with light.






Upper Floor Accommodation:

Upper Floor Landing: Hatch to loft storage space. Double sliding door wardrobes also housing the central heating boiler.




Bathroom: Approx. 1.65m x 2.52m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen, part tiled. Double glazed frosted window to rear.

Bedroom 1: Approx. 3.2m x 3.35m. Double bedroom with double glazed window to front. Double mirror fronted wardrobes.




Bedroom 2: Approx. 3.17m x 3.1m. Double bedroom with double glazed window to rear. Double fitted wardrobe.




Bedroom 3: Approx. 2.6m x 2.8m. Another well-proportioned room with double glazed window to front and double fitted wardrobe.



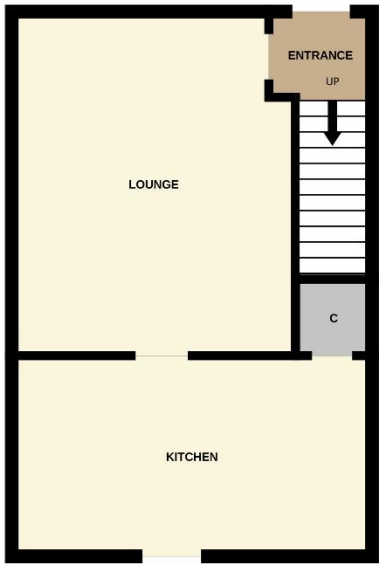

Outside: The garden to front is low maintenance with driveway parking. The enclosed rear garden is again laid out for ease of maintenance in paving stones and decking. Brick BBQ. Rotary dryer. Timber shed.





GROUND FLOOR
34.3 sq.m. approx.

1ST FLOOR
34.3 sq.m. approx.





TOTAL FLOOR AREA : 68.6 sq.m. approx.

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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