

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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38 Fruithill Forfar DD8 1JT

- **Terraced Villa**
- **Popular Location**
- **Hall**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **Gardens Front & Rear, Shed**
- **Gas Central Heating & Double Glazing, EPC Band D**

Offers Over £95,000

This recently refurbished and modernised mid terraced villa is located in a popular residential location within easy distance of all local amenities and services including Langland's Primary School, Town Centre, local 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 north and south.

The property has been recently modernised and refurbished and is in ready to live in condition having been freshly decorated and carpeted throughout. Features include a newly fitted modern kitchen with integral double oven, hob, extractor hood and fridge, modern shower room with full wet wall panelling, replaced internal doors, gas fired central heating and double glazing. Externally there are gardens to both front and rear with timber shed included. This is an excellent opportunity for a number of purchasers including first time, family and buy to let.

Entrance Hallway: UPVC exterior door. carpeted staircase to upper floor.

Lounge: Approx: 15'6 x 11'0. Spacious public room with double glazed window to front. Under stair storage cupboard.



Kitchen:

Approx: 15'3 x 8'6. Newly installed modern stylish kitchen with integral double oven, hob, extractor hood and fridge. Double glazed window to rear. Exterior door. Cupboard housing central heating boiler



Upper Floor Accommodation:



Upper Floor Landing:

Hatch to loft storage space.

Shower Room:

Approx: 5'10 x 5'6 Modern three piece white suite comprising WC, wash hand basin and shower cubicle. Full wet wall panelling. heated towel rail. Inset downlighters.

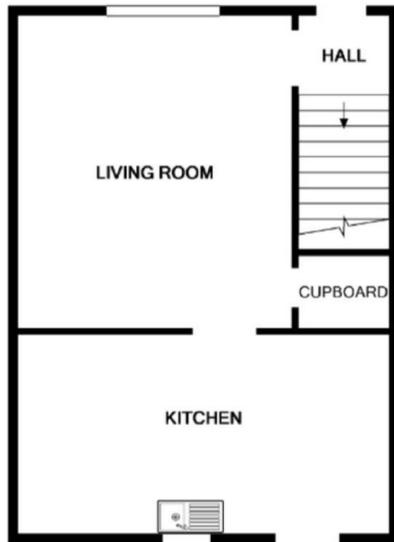


Bedroom 1:

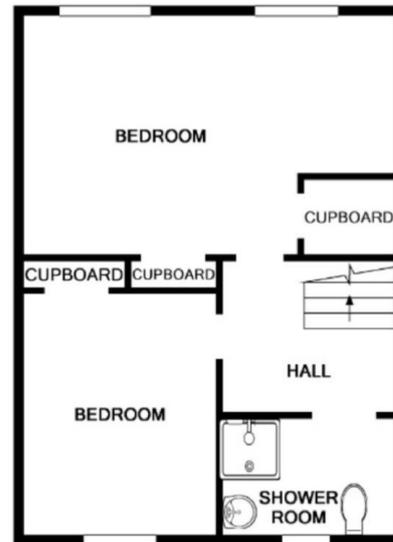
Approx: 15'6 x 9'0. Spacious double bedroom with two double glazed windows to front. Fitted wardrobes. Cupboard above stair.

Bedroom 2:

Approx: 13'0 x 12'0 . Double bedroom with double glazed window to rear. Fitted wardrobes.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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