

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



39 Gallowshade Road, Forfar, DD8 1NA

- Terraced Villa
- Lounge
- Kitchen
- Rear Porch
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Gardens to Front & Rear
- EPC Band C

FIXED PRICE £75,000

This spacious, mid-terraced, family villa is located in a popular residential location only a short distance from the town centre and all local amenities and services including local shops, schools and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and is convenient for the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

This particular property offers well proportioned accommodation over two floors and benefits from UPVC double glazing with replacement doors, gas central heating with condensing combi boiler, hard-wired smoke alarms, fitted kitchen, some Karndean flooring, two double bedrooms –both with fitted wardrobes and modern shower room.

Externally, there are garden grounds to front and rear.

This is an excellent opportunity for a number of buyers including buy-to-let or the first-time.

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

Lounge: Approx. 15'4x12'2. Spacious public room having double glazed window to front. Karndean flooring. Split pane bevel glass doors to hall and kitchen.



Kitchen: Approx. 15'5x6'6. Fitted with base and high level storage units. Slot-in gas cooker (no warranties given). Extractor hood. Tiling to splashback. Wall mounted central heating condensing combi boiler. Understair storage cupboard with fitted unit. Space for small table and chairs.

Rear Porch: Cloak rail. Raised bench. Double glazed exterior door.



Upper Floor Landing: Hatch to loft space.

Upper Floor Accommodation

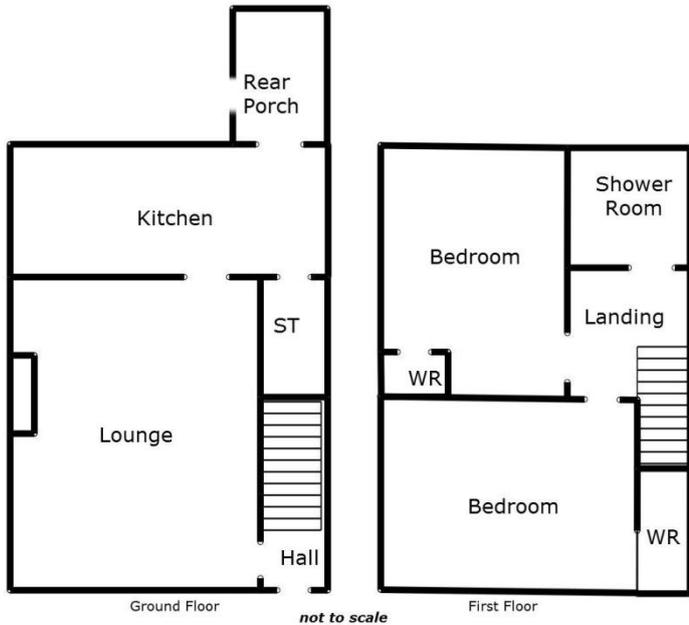
Shower Room: Approx. 5'11x5'10. Three piece white suite comprising WC, wash hand basin with storage below and shower cubicle. Wet wall panelling. Part tiled. Karndean flooring. Double glazed window to rear. Chrome heated ladder style towel rail.

Bedroom 1: Approx. 12'6x9'5. Spacious double bedroom with two double glazed windows to front with rooftop views towards the Angus Glens. Sliding door fitted double wardrobe.

Bedroom 2: Approx. 12'2x9'1. Double bedroom with double glazed window to rear. Fitted wardrobe.



Outside: Front garden is laid to gravel chips for ease of maintenance. Rear garden is enclosed with patio area, lawn, paved pathways, rotary dryer, and with gate to rear.



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com