

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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14 Laurelbank, Forfar, DD8 1LQ

- **Ground Floor Main Door Apartment**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Double Bedroom**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC Band D**
- **External Store, Garden, Drying Area & Communal Grounds**

Offers Over £70,000

This ground floor main door apartment forms part of a former detached Mansion which was divided some years ago into four apartments. The town centre and all local amenities and services including supermarkets and public transport are within convenient walking distance. Forfar offers a broad cross section of social, leisure and consumer facilities and offers convenient access to the Aberdeen/Dundee A90 dual carriageway which connects to major routes North and South.

The property offers spacious and well proportioned accommodation at ground floor level and benefits from gas fired central heating and double glazing. Externally there is a private area of garden ground, drying area and communal areas.

This is a rare opportunity to obtain a home of this style and location and would be suited to a number of buyers, first time, buy to let and retirement.

Hallway: Hatch to loft space, shelved cupboard housing fuse box, and 2 further shelved linen/storage cupboards.

Lounge: Approx. 15' 10" x 18' at widest. An excellent sized public room, focal point is an attractive wooden fire surround with marble inset and hearth with electric fire. Recently installed double glazed UPVC windows to front.



Kitchen/Dining: Approx. 14' 11" x 9' 10". Fitted with a range of floor, wall and drawer units, electric cooker connection, plumbed for automatic washing machine, wall mounted central heating combi boiler, double glazed window to rear and double glazed exterior door. Extractor fan and two large larder cupboards.



Shower Room:

Approx. 6' 7" x 6' 10". With three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed frosted window to side.

Bedroom 1:

Approx. 13' 10" x 11' 11". Double bedroom with double glazed UPVC window to side and double fitted wardrobe.



Outside:

Communal entrance with ornate original tiled floor. Area of private garden ground to front laid out in gravel chips, drying area and communal areas.



Illustration For Identification Purposes Only.
Not To Scale (ID494210 / Ref:68050)



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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