

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



44 Threwells Drive, Forfar DD8 1EP

- **Mid Terraced Bungalow**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **Double Bedroom with Fitted Wardrobes**
- **Boxroom & Excellent Storage Space**
- **Double Glazing & Electric Heating, EPC Band D**
- **Easily Maintained Gardens & External Store**

Fixed Price £75,000

This well presented terraced bungalow is located in a cul de sac in a popular residential location within convenient distance of all local amenities and services including local shops and public transport. Forfar offers a broad cross section of social leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property has been well maintained and is in good decorative order throughout and benefits from double glazing UPVC double glazed replacement doors, modern fitted kitchen with integral oven, hob and extractor hood and modern shower room. There is excellent storage space with boxroom, hall cupboards and fitted wardrobes.

Externally there are enclosed gardens to both front and rear, laid out for ease of maintenance and outdoor cellar.

This is an excellent example of the house style, and will suit a number of purchasers including first time retirement. Viewing is highly recommended.

Entrance Hallway:

Double glazed UPVC exterior door. Walk in shelved broom cupboard. Further large walk in storage cupboard. Hatch to loft storage space. Shelved linen cupboard.

Lounge:

Approx. 14'9 x 10'7. Spacious public room having double glazed window looking to the rear garden. Access to rear vestibule.



Kitchen:

Approx. 10'8 x 7'. Modern fitted kitchen with range of floor, wall and drawer units. Integral electric Neff oven. Halogen hob. Extractor hood. Plumbed for dishwasher and automatic washing machine. Sink and drainer with mixer tap. Double glazed window to front.

Shower room:

Approx. 6'9 x 5'10. Fully tiled with three piece white suite comprising WC, wash hand basin and corner shower cubicle with shower and wet wall panelling. Double glazed frosted window to front. Tiled floor.

Bedroom:

Approx. 10'8 x 11'7. Double bedroom with double glazed window to rear. Double mirror fronted wardrobe.

**Box Room:**

Approx. 7'2 x 4'. Useful storage area with shelved storage cupboard.

**Rear Vestibule:**

Double glazed UPVC exterior door leading to rear garden. Useful cupboard.

Outside:

Enclosed front garden laid out in gravel chips for ease of maintenance. Rear garden is again fully enclosed with patio and gravel chips for ease of maintenance. External Store.

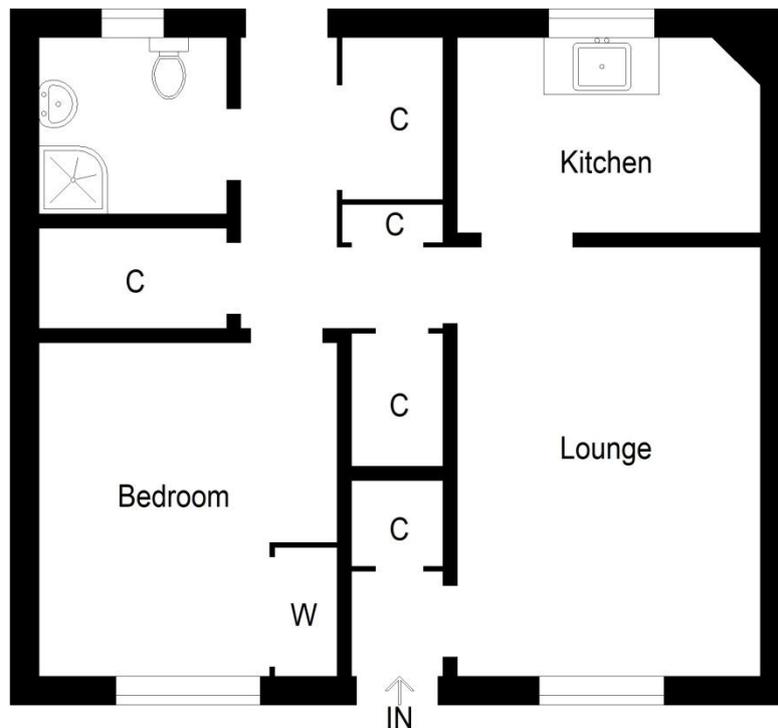


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Not To Scale (ID523145 / Ref:69158)

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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