

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



3 Donaldson Avenue, Forfar, DD8 1NX

- Semi Detached Villa
- Hall
- Lounge
- Bathroom
- Kitchen Dining
- 3 Bedrooms
- Shower Room
- Gas Central & Double Glazing, EPC Band D
- Gardens, Driveway & Shed

Offers Over £165,000

This deceptively spacious semi detached chalet style villa is located in a popular residential location, convenient for all local amenities and services, including shops, schools 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 offers spacious and well proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, a modern fitted kitchen with integral double oven, hob and extractor hood, modern downstairs bathroom and modern shower room on the upper floor.

Externally there is driveway parking for a number of vehicles. Front garden is laid out to lawn with shrubs. Rear garden has raised patio, and laid mainly to lawn.

This is an excellent opportunity to obtain a family home of this style and location, and viewing is highly recommended.

Entrance Hallway: Double glazed UPVC exterior door. Staircase to upper floor accommodation. Useful under stair storage cupboard.

Lounge: Approx. 16' x 12'5". Spacious public room having double glazed window to front.



Kitchen:

Approx. 13'8 x 12'3 at widest point. Fitted with a range of floor, wall and drawer units. Integral oven. Gas hob. Extractor hood. Plumbed for automatic washing machine and dishwasher. Recess for fridge freezer. Space for table and chairs. Double glazed patio doors looking to rear gardens. Rooftop views towards the Angus glens.

Bedroom 1:

Approx. 9'9 x 8'2. Double bedroom at ground floor level. Double glazed window to rear. Recess display shelving.



Bathroom:

Approx. 6'4 x 7'4. Modern three piece suite comprising WC and wash hand basin in fitted units. P shaped bath with rainfall shower and shower screen. Double glazed frosted window to front.



Upper floor accommodation:

Upper floor landing has double glazed window to side providing natural light. Hatch to loft space. Storage cupboard houses hot water tank and central heating boiler.



Shower Room:

Approx. 5'10 x 7'2. Three piece white suite comprising WC, wash hand basin and shower cubicle. Heated ladder style towel rail. Double glazed velux window. Wet wall panelling.

Bedroom 2:

Approx. 13'2 x 10'5. Double bedroom with double glazed velux window to front. Rooftop views towards Balmashanner. Mirror fronted wardrobes.

Bedroom 3:

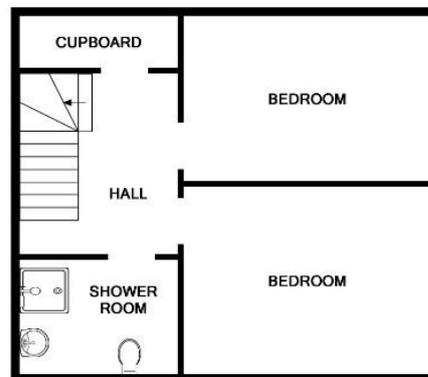
Approx. 10'4 x 13'6 at widest point. Another double bedroom with double glazed Velux window to rear. Again enjoying rooftop views over the town towards the Angus glens. Fitted wardrobe.

**Outside:**

Driveway parking to side with ample space for a number of vehicles. Front garden is laid to lawn with shrub borders. The rear garden is fully enclosed. Large timber shed. Raised patio and lawn. Timber fencing and mature beech hedge screening.



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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