

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Flat 11, Station House, 54 Market Street, Forfar. DD8 3EW

- **Top Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom with Shower**
- **2 Bedrooms**
- **Double Glazing**
- **Electric Wet Central Heating**
- **Allocated Parking**
- **Communal Gardens**
- **EPC Band D**

Offers Over £85,000

This well presented top floor apartment forms part of a modern block within convenient walking distance of the town centre and all local amenities, including shops, schools, County Buildings 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 well maintained by the present owner and is in good decorative order. The subjects benefit from electric wet central heating system, double glazing, modern fitted dining size kitchen with integral oven, hob, extractor and washing machine. Modern bathroom with shower and two well proportioned bedrooms. Externally there is a designated parking space and common garden grounds.

This is an excellent opportunity for a number of buyers including first time and buy to let and viewing is highly recommended.

Entrance Hallway:

Wooden exterior door. Hatch to loft space. Cloak hanging rail. Useful shelved storage cupboard. Further cupboard housing electric central heating boiler.

Lounge:

Approx. 11'10 x 12'8. Spacious public room with double glazed window enjoying outstanding roof top views towards the Angus Glens.



Kitchen/Dining:

Approx. 12'4 x 8'6. Fitted with a range of modern floor, wall and drawer units with integral electric oven, hob. Extractor hood. Washing machine. Space for further appliances. Co-ordinated work surface and splash back. Double glazed window to side. Space for table and chairs.

Bedroom 1:

Approx. 13'6 x 9'11. Well proportioned double bedroom with double glazed windows again enjoying roof top views over the town and beyond.

Bedroom2:

Approx. 12'8 x 7'. Another well proportioned double room with double glazed window to front. Again enjoying views.



Bathroom:

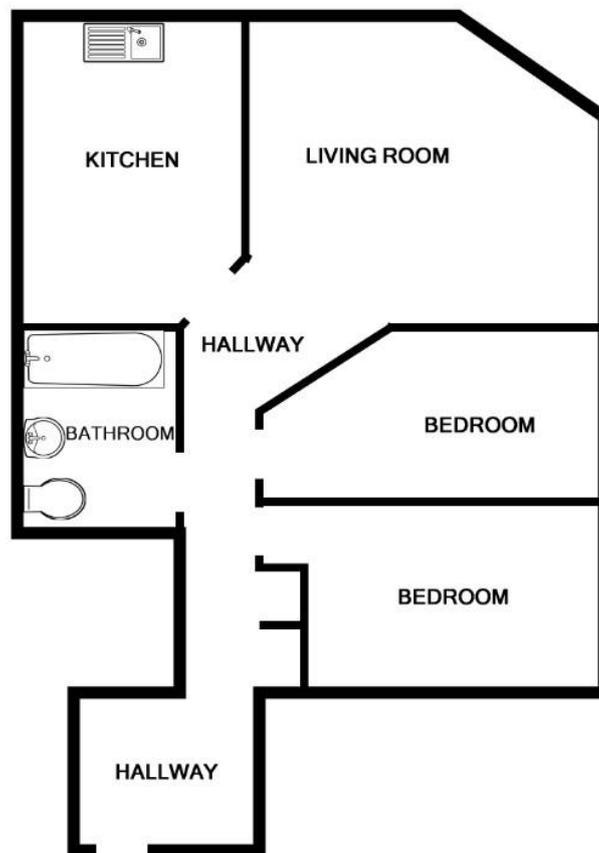
Approx. 6'7 x 8'3. Modern three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with shower screen. Extractor fan.



Outside:

Allocated parking space. Communal garden grounds. Please note there is a factor over the property and purchasers should satisfy themselves as to the terms and conditions.





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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