

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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## 91 Glenmoy Terrace, Forfar. DD8 1NH

- End Terraced Villa
- Lounge
- Kitchen
- Rear Porch
- Bathroom with Shower
- 3 Bedrooms
- Bathroom
- Gardens, Driveway & Shed
- Gas Central Heating & Double Glazing, EPC Band D
- Views to Rear

**Offers Over £88,000**

This end terraced villa is located in a popular residential location within convenient distance of all local services and amenities including shops, schools 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 offers spacious accommodation over three floors and will make an ideal family home. The subjects benefit from gas fired central heating and double glazing.

Externally there is front garden to lawn with part paved driveway and an enclosed rear garden with lawn, patio and external water supply. From the rear there are sunning rooftop views over Forfar towards the Angus Glens.

This is an excellent opportunity to obtain a spacious family home at an affordable price, and viewing is recommended.

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

**Lounge:** Approx. 11'4 x 15'5. Spacious public room with double glazed window to front.



**Kitchen:** Approx. 15'1 x 6'3. Fitted with a range of base and high level storage units. Large under stair storage cupboard. Electric cooker connection. External extractor fan. Double glazed window to rear.



**Rear Vestibule:** Approx. 5'7 x 4'8. Power sockets.

**First Floor Landing:** Door with staircase to upper floor.

**Bathroom:**

Approx. 5'11 x 5'10. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath. Extractor fan. Double glazed frosted window. Heated ladder style towel rail.



**Bedroom 1:**

Approx. 9'5 x 11'. Double bedroom with double glazed window to rear. Rooftop views over the town towards the Angus glens.

**Bedroom 2:**

Approx. 9'4 x 9'3 at widest. Cupboard housing central heating combi boiler. Double glazed window to front.



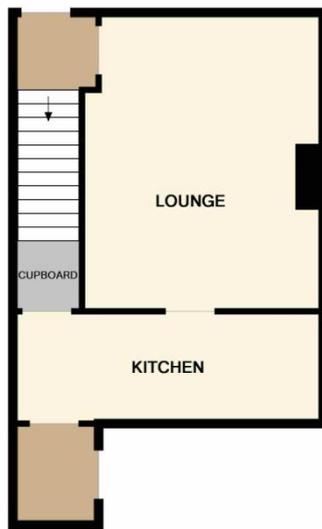
**Bedroom 3:**

Approx. 13'10 x 10'2. Double bedroom with velux window enjoying rooftop views over the town towards the Angus glens. Further velux window above staircase.

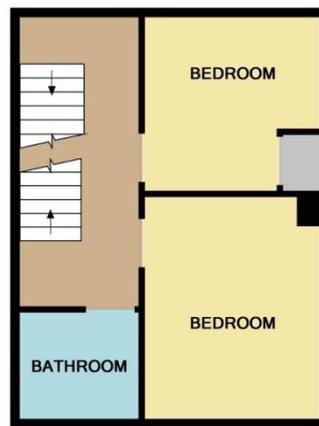


**Outside:**

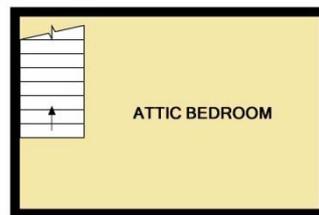
Front garden is laid to lawn with off street parking. Rear garden is also laid to lawn and has patio. External water supply. Shed.



GROUND FLOOR



1ST FLOOR



ATTIC 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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