

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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5D Suttieside Road, Forfar, DD8 3EL

- **Lower Ground Apartment**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Four Piece Bathroom**
- **2 Double Bedrooms**
- **Boxroom**
- **Gas Central Heating & Double Glazing. EPC Band C**
- **Allocated Parking Space, Patio Garden & Shared Areas**

Offers Over £110,000

This beautifully presented lower ground apartment is located in a sought after residential location within walking distance of all amenities and services including public transport, Whitehills Primary School and hospital, and the town centre. 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 subjects form part of a converted detached Traditional Villa which was subdivided some years ago. The property offers spacious accommodation on one level and is in ready to live in condition. Features include gas fired central heating, condensing combi boiler, UPVC double glazing, large lounge, modern kitchen dining with fully integrated appliances and American style larder fridge freezer, fully tiled modern four piece bathroom, and two double bedrooms both with fitted wardrobes. Externally there is a private area of garden ground to front, shared grounds to rear, and an allocated parking space.

This property will suit a number of purchasers including first time, buy to let or retirement and viewing is highly recommended.

Entrance Vestibule: Double glazed UPVC door.

Storage/Box Room: Approx. 7'5 x 2'6. Double glazed window to front. Light and power socket.

Lounge: Approx. 15'9 x 15'4. Spacious public room having double glazed tilt and turn windows to both front and side. Storage cupboard under window. Six wall down lighters. Split pane double doors to kitchen/dining.



Kitchen/ Dining: Approx. 10'8 x 12'8. Fitted with a range of floor, wall and drawer units. Co-ordinated work surfaces and splash back. Integral double oven. Washer/dryer. Four ring gas hob. Extractor hood. Dishwasher. Four sets of wall lights. American style larder plumbed in fridge freezer included in sale price. Space for table and chairs. Double glazed tilt and turn window to rear.



Inner Hallway :

Smoke alarm. Three wall lights. Large walk in wardrobe with hanging rail. Light and power socket.

Bathroom:

Approx. 10'9 x 8'8. Modern fully tiled four piece suit comprising WC, wash hand basin. Bath. Separate shower cubicle. Extractor fan. Three sets of wall lights. Chrome heated towel rail.

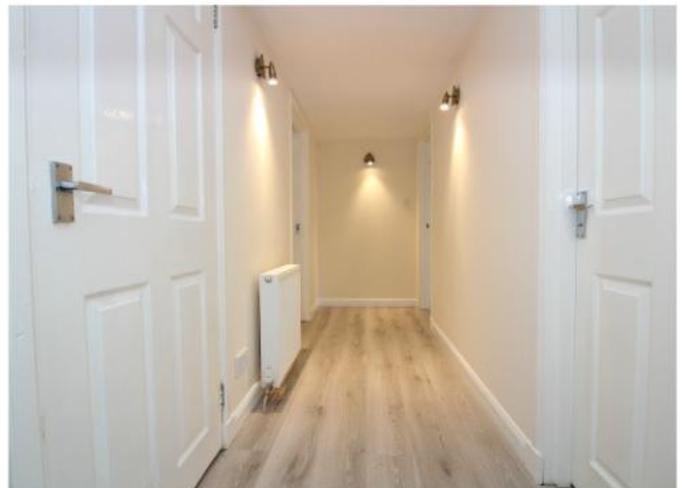
Bedroom 1:

Approx. 11' x 11'. Spacious double bedroom with double glazed UPVC door to front. Four wall lights. Double fitted wardrobe.



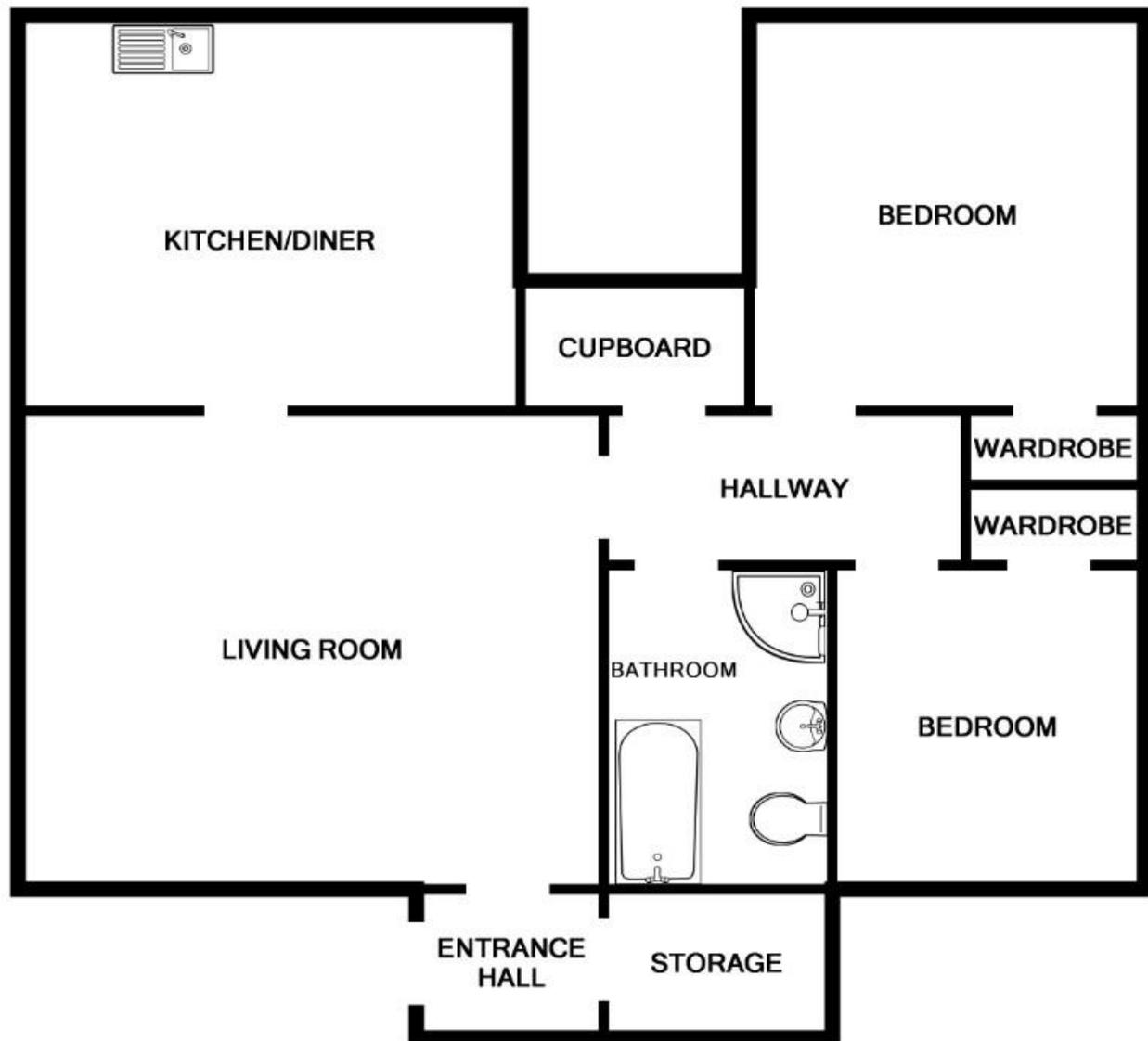
Bedroom 2.

Approx. 10'8 x 12'7. Another spacious double bedroom. Double glazed UPVC fire exterior door leading to the shared garden to rear. Double fitted wardrobes. Three wall lights.



Outside:

Allocated parking space to side. Private area of garden ground with mature tree to front which can accommodate a patio set. Gravel chips. Planting borders. Shared communal garden grounds to rear.



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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