

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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## 29 Laurelbank Forfar DD8 1LP

- End Terraced Villa
- Lounge
- Kitchen/Dining
- Utility & Cloaks/WC
- 2 Double Bedrooms
- Bathroom
- Electric Heating & Double glazing
- Landscaped Gardens & Timber Shed

**Offer over £89,950**

**This spacious end terraced villa is located in a cul de sac of similar styled homes in a popular residential area within walking distance of all local amenities and services including town centre, shops and schools. Forfar offers a broad range of social, leisure and consumer facilities and has become popular with commuters due to its proximity to the Dundee/Aberdeen A90 dual carriageway.**

**This particular property offers spacious and well proportioned accommodation on two floors and will make an ideal family home. Features include electric heating, double glazing, dining sized kitchen, cloaks/WC and separate utility room and fitted wardrobes in both double bedrooms.**

**Occupying a generous sized corner plot the gardens to front side and rear have been beautifully landscaped for ease of maintenance and stocked with a range of heathers, shrubs and rhododendrons. Viewing is highly recommended. Carpets and blinds included.**

**Entrance Hallway:** Double glazed exterior UPVC door and Double glazed window. Staircase to upper floor accommodation. Telephone Point. Cupboard housing electricity meter.

**Lounge:** 15'2 x 13'2 at widest. Approx. Spacious public room with double glazed window to front. Split pane beveled glass doors to both hallway and kitchen. TV Point.



**Kitchen/Dining:** 11'4 x 8'10 approx. Fitted with range of floor wall and drawer units. Electric slot in cooker. Tiling to splashback. 1.5 stainless steel sink and drainer. Shelved larder cupboard. Double glazed window to rear. Space for table and chairs. Door to Lounge and Utility.

**Utility:** 7'11 x 5'1 approx. Double glazed window to side. Very large understair storage cupboard with light. Exterior door. Folding door to Cloaks/WC.

**Cloaks/WC:** 4'6 x 2'4 approx. Fully tiled. 2 piece suite comprising WC and wash hand basin. Double glazed window.

**Upper Floor:** Upper landing has hatch to loft storage space. Shelved storage cupboard.

**Bedroom 1:**

14'6 at widest x 9 approx. Spacious double bedroom with double glazed window to front. Range of bedroom furniture including chest of drawers, cabinets and vanity unit. Smoked glass mirrored double fitted wardrobes.



**Bedroom 2:**

12 x 9'8 approx. Double bedroom with double glazed window to rear enjoying roof top views over Forfar to Angus Glens and Grampian Foothills. Single fitted wardrobe. Cupboard housing hot water tank.



**Bathroom:**

6'10 x 5'7 approx. Three piece suite comprising WC, wash hand basin and bath. Shower over bath. Double glazed obscured window to rear. Range of accessories. Part tiled.

**Outside:**

Occupies a generous sized corner plot, all beautifully landscaped in granite chips, paving stones, shrub, conifer and heather borders, rhododendrons and feature patio. External water supply. Timber shed.



Click Below for link to download Home Report

<http://www.taysidepropertyonline.com/property/details/124/End+Terraced+Villa.html>

*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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