

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**148 East High Street, Forfar, DD8 2ER**

- **Townhouse on 2 Floors**
- **Spacious Lounge**
- **Modern Quality German Kitchen with Appliances**
- **Bathroom, En Suite Shower Room & Separate Cloakroom/WC**
- **3 Bedrooms**
- **Garden & Cellar & 2 Allocated Parking Spaces**
- **Gas CH with Combi Boiler & Double Glazing**

**Fixed Price £127,000**

This beautifully presented Townhouse is located in a prime central location within walking distance of all local amenities and services. Forfar offers a broad range of social, leisure and recreational facilities and has become popular with commuters due to its convenient access to the Dundee Aberdeen dual carriageway which connects to major routes north and south.

This particular property comprises a two storey dwelling house was recently refurbished and modernised to a high standard through and is in excellent ready to live in condition. Features include gas fired central heating with combi boiler, UPVC double glazing, quality German kitchen, Modern bathroom, en suite shower room and separate cloakroom/WC.

Externally there are two allocated parking spaces, private garden mainly to lawn with borders and cellar for additional storage.

All carpets, blinds and floorcoverings will be included in the sale price. Viewing is highly recommended to appreciate the deceptively spacious accommodation.

**Entrance Vestibule:** Double glazed UPVC exterior door. Cupboard with electric meter. Wood & frosted glass door to hallway.

**Hallway:** Staircase to upper floor.

**Bedroom 1:** 11'7 x 10'8 approx. Spacious master double bedroom with double fitted wardrobes. 2 double glazed windows both with vertical blinds looking to rear.



**Bedroom 2:** 14'1 x 14'5 approx. Spacious double bedroom with DG window with blind to front. Double fitted wardrobes. Inset halogen downlighters.

**En-suite:** 5'2 from shower cubicle x 3'11 approx. 3 piece white 'Roca' suite incorporating WC, wash hand basin and shower cubicle and triton shower. Part tiled. Extractor fan. Halogen spotlights.

**Bedroom 3/Dining Room:** 9'4 x 8'3 approx. Presently used as a dining room. Double glazed window with venetian blind to rear. Large understair cupboard. Double fitted wardrobe.

**Bathroom:** 7'1 x 6'3 approx. 3 piece modern white 'Roca' suite comprising Wash hand basin, WC and P Shaped bath with shower screen and shower over. Part tiled. Chrome accessories. Extractor. Halogen spotlights. Cupboard housing the Gas CH combi boiler.

**Upper Floor Accommodation:** Upper landing has hatch to loft storage space. Smoke alarm.

**Lounge:**

14'7 x 15'3 approx. An excellent sized public room with Double glazed windows with vertical blinds to front. Focal point is an attractive fire surround with electric pebble display firewood and split pane glazed door. TV and Telephone point.



**Kitchen:**

16'6 x 5'11 approx. Modern fully fitted quality German kitchen with range of floor wall and drawer units. Integral electric oven, gas hob, extractor hood, fridge, freezer, dishwasher and washing machine. Stainless steel sink and drainer. Double glazed windows to rear with roof top views. Split pane glazed door. Exterior door.

**Cloakroom/WC:**

5'9 x 2'8 approx. 2 piece white 'Roca' suite with WC and wash hand basin with tiling above. Extractor. Chrome accessories.





Home Report Available at [www.taysidepropertyonline.com](http://www.taysidepropertyonline.com)

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