

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



9 Priory Court Forfar DD8 2AE

- **Ground Floor Self Contained Apartment**
- **Lounge**
- **Kitchen**
- **Double Bedroom**
- **Shower Room**
- **Electric Heating & Double Glazing**
- **Ideal First Time, Retirement or Buy to Let Purchase**

FIXED PRICE £55,000

This ground floor apartment is located in a prime central position, within walking distance of all amenities and services including shops, supermarkets and public transport. Forfar is convenient for the Dundee Aberdeen A90 dual carriageway. Offering spacious accommodation on one level the subjects benefit from double glazing and central heating. External store. Blinds, carpets, light fittings, cooker and fridge included in sale price (no warranties given). Excellent first time, retirement or buy to let purchase. Viewing recommended.

Entrance Hall: All accommodation leading off. 3 cupboard. 1 housing electricity meter and another housing boiler.

Lounge: 14'7 x 10'11 approx. Well proportioned room with windows to south and west overlooking garden grounds. Fireplace included.

Kitchen: 9'4 x 7'5 approx. Fitted with units. Part tiled. Drop leaf table. Stainless steel sinks. Part tiled. Plumbed for automatic washing machine. Window to south.

Bedroom: 12'3 x 9'3 approx. Good sized double bedroom with window to south. 2 fitted wardrobes with shelving and hanging rail.

ShowerRoom: 9'4 x 4'11 approx. WC, wash hand basin and walk in shower enclosure with grab rails and stool. Triton electric shower Wet Wall panelling around shower and wash hand basin. Non slip flooring.

Outside: Store



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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