

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**75 Pitreuchie Place, Forfar, DD8 2DQ**

- End Terraced Villa
- Hallway
- Lounge/Dining Room
- Kitchen
- Bathroom
- 3 Bedrooms
- Gas Warm Air Heating EPC D
- Double Glazing
- Gardens Front & Rear
- Close to all Amenities

**Offers over £80,000**

This end terraced villa is situated within a popular residential location of similar styled homes and is within easy distance of the town centre, public transport and all local amenities. 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 and well-proportioned accommodation over two floors and whilst in need of some modernisation and upgrading, provides a blank canvas for the purchaser to put their own stamp on this family home. The subjects benefits from double glazing, gas warmed air heating with further baxi heaters upstairs.

There are low maintenance enclosed gardens to both front and rear with shed and greenhouse.

This is an excellent opportunity to obtain a property of this style and location at an affordable price, with further potential.

**Entrance Hallway:**

Staircase to upper floor accommodation, with under stair recess.

**Lounge/ Dining Room:**

Approx. 6.9m x 3.5m (at widest). A spacious public room with double glazed picture windows to both front and rear. Cupboard housing the central heating boiler.





**Kitchen:**

Approx. 3m x 2.95m. Fitted with a range floor, wall and drawer units, double glazed exterior door, and double glazed window to rear. Cupboard with access to boiler.

**Upper floor accommodation****Bedroom 1:**

Approx. 3.56m x 3m. Double bedroom with double glazed window to front, Fitted wardrobe.

**Bedroom 2:**

Approx. 3.42m x 2.96m. Double bedroom with double glazed window to rear. Two storage cupboards, one of which houses the hot water cylinder.

**Bedroom 3 / Study:**

Approx. 2.16m x 1.93m. with raised plinth above stairs. Double glazed window to front.

**Bathroom:**

Approx. 1.95m x 1.97m. Three piece white suite comprising WC, wash hand basin and bath, shower over bath, part tiled. Double glazed window to rear.

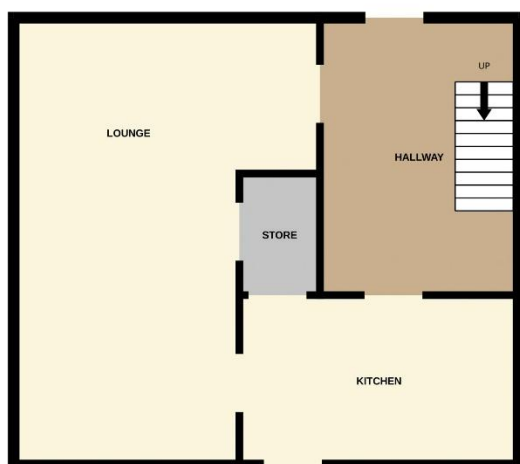
**Outside:**

The front garden is laid in gravel chips and shrubs. The rear garden has timber shed, greenhouse, and gravel chips.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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