Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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‘Aliste’, 13 Yeaman Street, Forfar, DD8 2JH

- **Semi Detached Stone Built Bungalow**
- **Hallway & Inner Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **2 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Landscaped Gardens & Outbuildings**
- **Large Driveway**

Offers over £185,000

This semi-detached traditional stone built bungalow is situated in a popular residential location within walking distance of the town centre and all local amenities including local shops, schools and public transport. 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 at ground floor level and has retained much of the original character and charm including doors, high skirtings, cornicing and ornate plaster work. Modern features include the fitted kitchen with integral oven, hob, extractor, fridge and freezer, dishwasher and washing machine, modern shower room, two well-proportioned double bedrooms, gas fired central heating and UPVC double glazing.

There are low maintenance gardens to front and side. The rear garden has been beautifully landscaped in patio, lawn and has timber shed. There is vehicular and pedestrian access from Gordon Street with driveway parking for several vehicles.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is essential to fully appreciate.

Entrance Hallway: Exterior door with glazed panel above. Dado rail and cornice.

Lounge: Approx. 4.95m x 3.5m. An excellent size public room with double glazed UPVC windows to front with window seat and storage below. Focal point is a decorative cast iron fireplace with tiled hearth and wooden surround. Picture rail and cornice. Recessed display cabinet.

Inner Hallway: Double glazed UPVC exterior door to rear. Shelved linen cupboard. Double door cloak cupboard with storage above. Hatch to loft. Open plan to breakfasting kitchen.

Kitchen: Approx. 3.46m x 2.95m. Fitted with a range of modern floor, wall and drawer units with integral oven, hob and extractor hood, fridge, freeze, dishwasher and washing machine. Cupboard housing central heating boiler. Large breakfast bar. Co-ordinated work surface and splashback. Inset downlighters. Two double glazed windows enjoying outlook over the rear garden.

Shower Room: Approx. 3.25m x 2.1m. Modern three piece suite comprising WC, wash hand basin and large walk-in shower enclosure with rainfall shower and handset mixer. Part wet wall. Two chrome ladder style towel rails. Double glazed frosted window to side. Inset downlighters.

Bedroom 1: Approx. 3.7m x 4.85m (to wardrobes). Spacious double bedroom with double glazed windows to front with fixed side shutters. Wall to wall wardrobes with mirror inset panel. Picture rail and cornice. Ornate ceiling rose.

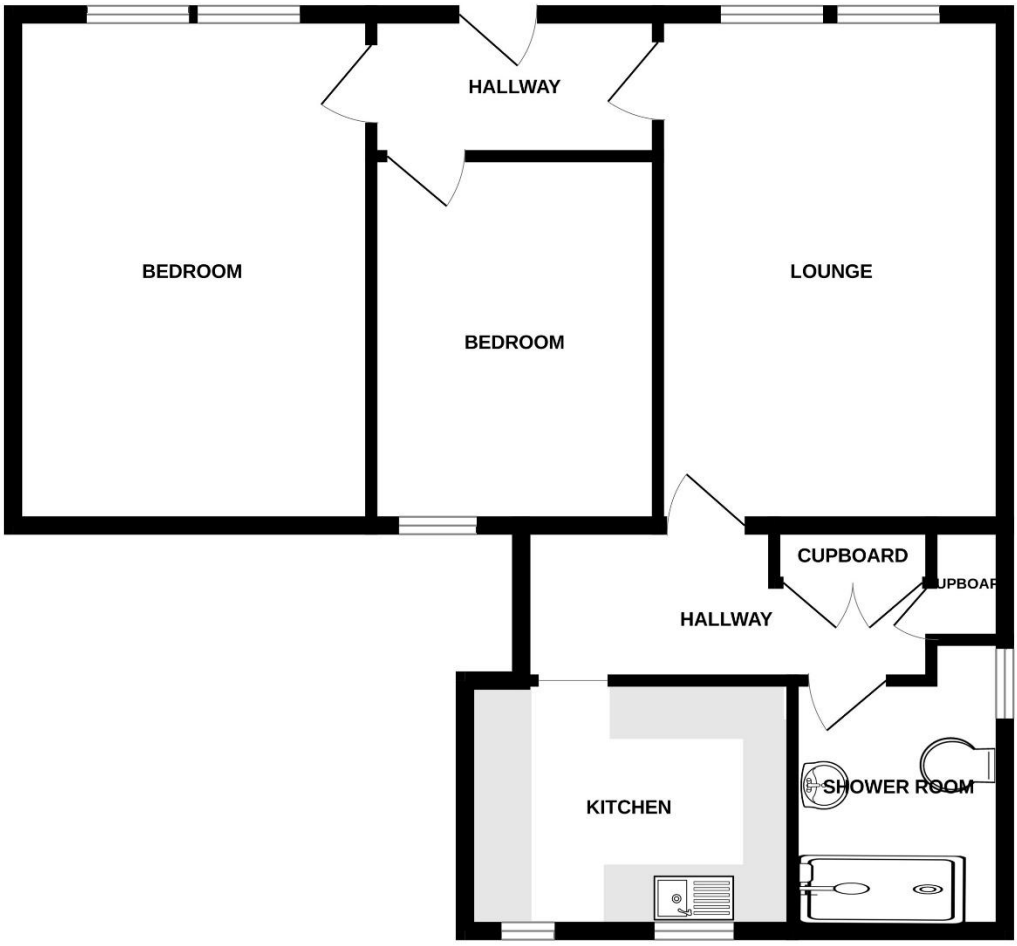
Bedroom 2: Approx. 4.1m x 2.77m. Another double bedroom with double glazed window to rear.

Outside:

The front and side garden are laid out for ease of maintenance in gravel chips with low level dyke and wrought iron gate with paved pathway to front entrance.

The rear garden has been beautifully landscaped with areas of lawn, a large patio, raised planting borders, timber shed, a range of outbuildings, one with power and light, the other with tiled floor, skylight window and power points. Potting shed. Gate access to Gordon Street. Timber fencing and gate leads to the parking bay which is accessed from Gordon Street and has parking for several vehicles. Raised planting borders.

GROUND FLOOR



13 YEAMAN STREET FORFAR

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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Forfar Office:
27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:
7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com