

114a Don Street | Forfar | DD8 3HE

Offers Over £45,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent







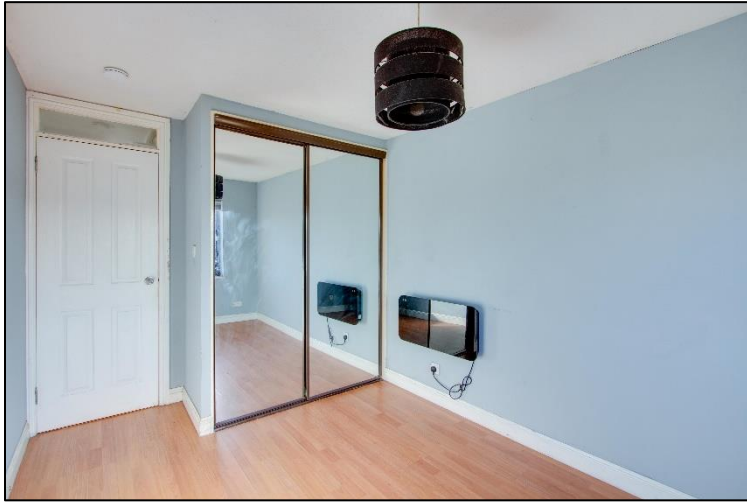
114a Don Street | Forfar | DD8 3HE

**Offers Over £45,000**

---

Situated in a central location of Forfar this property is close to all the local amenities of supermarkets, restaurants, sports campus with leisure facilities including swimming pool. This one-bedroom top floor flat is the ideal first-time buyers purchase or a buy to let, the property will require a degree of modernisation allowing the purchaser to apply their own creativity. Comprising of lounge, bedroom bathroom and kitchen, benefiting from secure entry system, electric heating, and double glazing. There are the benefits of the stunning views over the town including the Balmashanner monument.

- Top floor flat
- Lounge: 9'1 x 16'2 (2.77m x 4.93m)
- Bedroom: 8'6 x 12'9 (2.61m x 3.93m)
- Kitchen: 7'9 x 6'4 (2.40m x 1.94m)
- Bathroom: 6'0 x 6'2 (1.83m x 1.90m)



Mutual stairwell leading to the property with secure entry access and post box.

Entering the property, the hallway has a shelved cupboard housing the electrics, electric radiator, and access to the loft space. Cupboard here with electric meter.

#### **Bathroom:**

Three-piece suite, window, tiled to bath area, shower over bath, pine ceiling, shelved cupboard housing the hot water tanks, space for tumble drier.

#### **Bedroom:**

Mirror double wardrobes, electric heater, window.

#### **Lounge:**

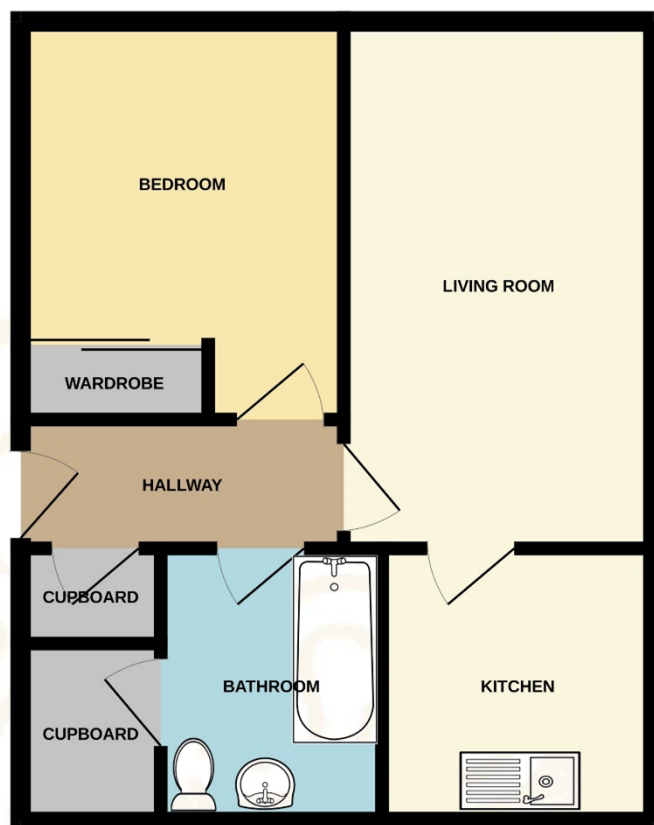
Two windows, two electric radiators, laminate flooring and tv point. With access to the kitchen from here.

#### **Kitchen:**

Fitted to base and wall units, oven, window, space for fridge freezer, ample sockets, dishwasher & tumble drier are both included in sale.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2023

**Services:** Electric Heating and Double Glazing

**Fixtures & Fittings:** Blinds & light fittings.

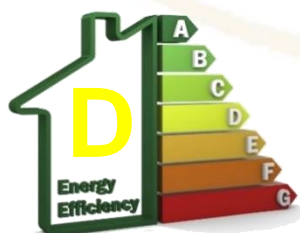
**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD8 3HE

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent



**T. DUNCAN & CO.**  
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN  
Telephone: 01674 672353  
Fax: 01674 678345  
E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)  
[www.tduncan.com](http://www.tduncan.com)

*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.