



43 Lordburn Place | Forfar | DD8 2DE

Offers Over £95,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated in a popular residential area of Forfar, this split-level mid terraced property would make the ideal home for the first-time buyer looking to get on the property ladder. Located close to all the local amenities including shops, supermarkets and primary school. This split-level property is set over three levels and comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. To the outside the front and rear gardens are low maintenance with two outhouses to the rear. The property also benefits from gas central heating and double glazing.

- Split level mid terrace dwellinghouse
- Lounge: 13'0 x 14'4 (3.97m x 4.38m)
- Bedroom 1: 11'8 x 11'9 (3.61m x 3.63m)
- Kitchen: 10'4 x 8'2 (3.16m x 2.51m)
- Bathroom: 6'7 x 5'6 (2.04m x 1.71m)
- Master bedroom: 10'4 x 11'9 (3.16m x 3.63m)
- Front and rear gardens
- Two Outhouses



Entrance into a tiled porch area with feature stone hall. Glass panel door leads into the entrance hallway, radiator and staircases leading to the upper and lower floors.

Lounge: Front facing room situated on the ground floor with window overlooking the garden. Laminate flooring, feature fireplace with electric fire, ample sockets, tv point and radiator.

Staircase leading to the lower ground floor where the kitchen and bedroom are located, there is an under stairs shelved storage cupboard on the landing.

Bedroom 1: Bright room with window overlooking the rear garden and radiator.

Kitchen: Fitted to modern base and wall units with coordinating work tops incorporating a stainless-steel sink with mixer tap, oven, electric hob with stainless extractor above, plumbed for automatic washing machine, space for free standing fridge freezer, breakfast bar, rear door providing access to the rear garden.

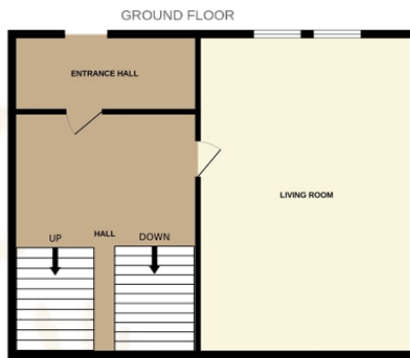
The Master Bedroom and Bathroom are situated on the first floor with access to the loft hatch, fully shelved storage cupboard and second cupboard housing the gas boiler.

Bathroom: Three-piece suite, tiled from floor to ceiling, vanity unit to sink, electric shower over bath, window, and radiator.

Master bedroom: Rear facing with window overlooking the garden, built in wardrobe with shelf and hanging rail, further two storage cupboards and radiator.

Outside: Low maintenance gardens front and rear with the front laid to slabs, border with mature shrubs, with the rear laid to stones with two outhouses providing storage.





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 ©2024

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD8 2DE

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



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