



48 Old Halkerton Road | Forfar | DD8 1JP
Offers Over £135,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated within a sought-after residential area of Forfar, this well-presented three-bedroom end terraced villa offers spacious and well-proportioned accommodation, complemented by private gardens, a monoblock driveway and a detached garage. The property further benefits from UPVC double glazing, gas central heating and an Aira Smart Ventilation Control system.

The accommodation comprises a bright and spacious dual-aspect lounge with ample space for both living and dining furniture, a fitted kitchen with a range of wall and base units, and a spacious modern shower room. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with fitted storage.

Externally, the property enjoys well-maintained front and rear gardens, together with a monoblock driveway providing off-street parking and access to the detached garage. The enclosed rear garden is predominantly laid to lawn and incorporates a patio area, creating an ideal space for outdoor relaxation. In addition, there is an outdoor cellar and brick outhouse.

Forfar offers an excellent range of local amenities, including supermarkets, independent retailers, leisure facilities and healthcare services. The nearby A90 provides convenient commuting links to Dundee, Aberdeen and beyond, while Langlands Primary School is located within easy reach, making this an excellent home for families.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- End Terraced Villa
- Spacious Lounge
- Kitchen
- Shower Room

- 3 Double Bedrooms
- Gardens, Front and Rear
- Driveway & Garage
- EPC Band C



Entrance Hallway:

Accessed via a UPVC external door (installed in 2024). Provides access to the shower room and staircase leading to the upper-floor accommodation. Useful understairs storage cupboard.

Lounge: Approx. 6.7m x 3.3m (22'0" x 10'10").

A bright and spacious reception room benefiting from dual-aspect UPVC double-glazed windows to the front and side, allowing for excellent natural light. Laminate flooring throughout and ample space for both lounge and dining furniture. Internal doors provide access to the hallway and kitchen.

Kitchen: Approx. 2.7m x 3.4m (8'10" x 11'2").

Fitted with a range of base and wall-mounted units complemented by coordinating work surfaces. Features include a stainless-steel sink and drainer with mixer tap, electric oven, electric hob with extractor hood, plumbing for an automatic washing machine, space for a fridge freezer, and a Worcester gas combi boiler. UPVC double-glazed window overlooking the rear garden and UPVC external door. Tiled splashback.

Shower Room: Approx. 3.2m x 1.8m (10'6" x 5'11") (at widest points).

Fitted with a modern three-piece suite comprising WC, wash hand basin and a large shower enclosure with Triton shower. UPVC double-glazed frosted window, wet-wall panelling, panelled ceiling with inset downlights, and extractor fan.



Upper Floor Accommodation

Bedroom 1: Approx. 4.7m x 2.8m (15'5" x 9'2").

A generously proportioned double bedroom with UPVC double-glazed window overlooking the rear garden. Benefiting from two fitted storage cupboards.

Bedroom 2: Approx. 3.7m x 3.2m (12'2" x 10'6") (at widest point).

Well-proportioned double bedroom with UPVC double-glazed window to the front.

Bedroom 3: Approx. 3.2m x 2.9m (10'6" x 9'6").

A further good-sized bedroom with UPVC double-glazed window to the front.

Outside:

A monoblock driveway provides off-street parking and leads to the single garage, which benefits from a side courtesy door and window. A monoblock pathway leads to the front garden, which is enclosed by mature hedging and mainly laid to lawn with attractive shrub borders. The fully enclosed rear garden is predominantly laid to lawn and features a patio seating area, and bounded by timber fencing. A communal pathway provides convenient access for bins.



Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD8 1JP

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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