

39 South Street | Forfar | DD8 2HQ

Offers Over £100,000

T. DUNCAN & CO.

Solicitors ● Estate Agents







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Situated in a popular residential location in Forfar, this spacious two-bedroom end terraced home offers well-proportioned accommodation over two floors, complemented by private garden ground, off-street parking and useful cellar storage. Forfar offers a wide range of social, leisure and consumer facilities and also provides convenient access to the A90 dual carriageway which connects to major routes north and south.

The accommodation comprises an entrance hallway with understairs storage, a bright lounge with double-glazed windows to both the front and rear and ample space for dining, and a fitted kitchen offering a range of storage units, appliance space and access to the rear.

Upstairs, there are two generously proportioned double bedrooms, with fitted cupboard storage in Bedroom One. The bathroom is fitted with a three-piece suite, including a bath with an electric shower over.

Outside, a communal pathway leads to steps accessing the private garden ground, laid in gravel chips and enclosed by timber fencing. A further area provides off-street parking, while a brick-built cellar offers additional storage.

This property would suit the needs of a number of purchasers including first time and investment buyers.

- End Terraced Villa
- Lounge/Dining Room
- Kitchen & Outhouse
- 2 Double Bedrooms
- Bathroom
- GCH & DG
- Front and Rear Gardens
- EPC Band D







Hallway
A UPVC exterior door provides access to the hallway. Useful understairs storage cupboard. A staircase leads to the upper-floor accommodation.

Lounge — 3.40m x 6.52m (11′2″ x 21′5″)
A spacious public room featuring double-glazed windows to both the front and rear, providing excellent natural light. Ample space for lounge furniture and a dining table and chairs. A wooden glazed door leads through to the kitchen.

Kitchen — 2.76m x 3.40m (9′1″ x 11′2″)
Fitted with a range of high and base-level storage units, incorporating worktop surfaces and tiled splashbacks. Space for a cooker, fridge and freezer, together with plumbing for an automatic washing machine. UPVC and glazed exterior door providing access to the rear. Two useful storage cupboards, one incorporating shelf storage, along with a further understairs storage cupboard. Worcester combi boiler.



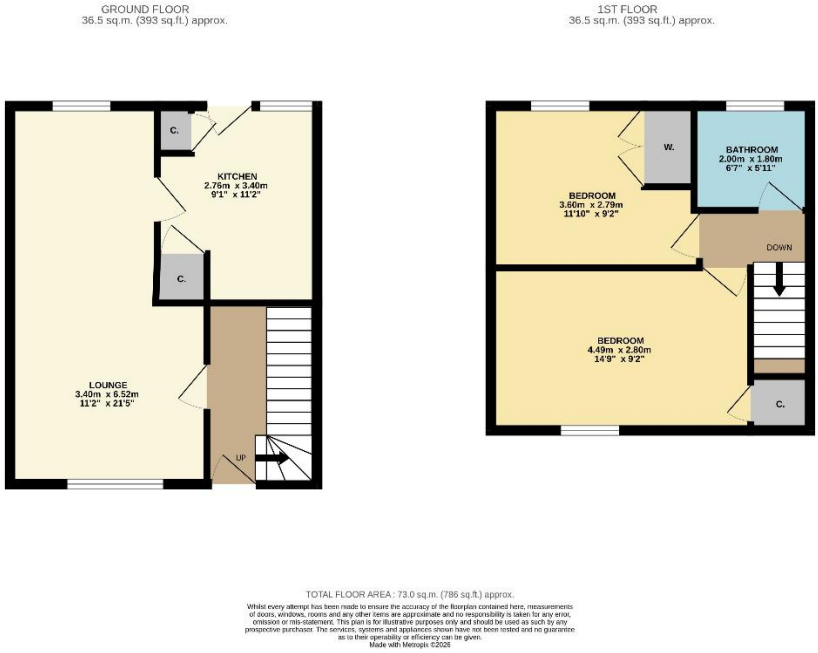




Bedroom One — 4.49m x 2.80m (14′9″ x 9′2″)
A good-sized double bedroom with double-glazed window overlooking the front. Fitted storage cupboard together with an additional useful cupboard.

Bedroom Two — 3.60m x 2.79m (11′10″ x 9′2″)
A further generously proportioned double bedroom.

Bathroom — 2.00m x 1.80m (6′7″ x 5′11″)
Fitted with a three-piece suite comprising a WC and wash hand basin set within a vanity unit, together with a bath featuring a tiled splashback and an electric Galaxy Obsession shower over. Frosted double-glazed window to the rear with roller blind.



Outside

A communal pathway to the rear leads to steps providing access to an area of private garden ground, laid out in gravel chips and bounded by timber fencing. Further area currently used for parking. There is also a brick-built cellar providing useful additional storage.





Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD8 2HQ

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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