



31 Laurelbank | Forfar | DD8 1LP  
Offers Over £125,000





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## Offers Over £125,000

Located in a well-established, popular, residential area of Forfar, this stylish two-bedroom terraced villa offers an ideal home for families, first-time buyers, or investors. The property is conveniently situated within easy reach of local primary and secondary schools, supermarkets, and Forfar town centre.

Forfar itself boasts a wide range of amenities, including a Medical Centre, a variety of independent shops, and provides convenient access to the A90 dual carriageway which connects to major north and south

The accommodation comprises a beautifully decorated, bright and spacious lounge with an open outlook over the front garden, a modern fitted kitchen with space for table and chairs, utility area, downstairs shower room, two generously sized bedrooms and a stylish bathroom.

There are gardens to front and rear. The rear garden is well laid out in areas of patio, lawn and with timber shed.

- Terraced Villa
- Bright & Airy Lounge
- Modern Kitchen/Dining
- 2 Double Bedrooms
- Shower Room & Bathroom
- GCH & DG
- Gardens Front and Rear
- EPC - C



- Hallway: UPVC exterior door. Staircase to Upper Floor Accommodation
- Lounge: Spacious public room with double glazed window looking to front. Door to kitchen/dining.
- Kitchen: Modern kitchen fitted with a range floor, wall and drawer units with integral oven, hob and extractor hood Plumbing for automatic washing machine. sink and drainer. Door leading to Utility Area which has space for fridge freezer.
- Shower Room: Fitted with modern three piece suite comprising WC, large shower cubicle and sink.
- Bathroom: Three piece white suite comprising WC and wash hand basin and bath. Double glazed window to rear.



Bedroom 1: Spacious double bedroom with double glazed window to front. Double fitted wardrobes with shelving and hanging rail.

Bedroom 2: Double bedroom with double glazed window to rear. Fitted wardrobe.



1ST FLOOR



Outside: The front garden is laid out. The rear garden has timber shed and is laid out in lawn and patio area. Gate access to rear.





**Services:** GCH and Double Glazing

**Fixtures & Fittings:** Cooker and blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD8

**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

**T. DUNCAN & CO.**  
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