



51 Threewells Drive | Forfar | DD8 1ER
Offers Over £115,000





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Located in a well-established, popular, residential area of Forfar, this two-bedroom terraced villa offers an ideal home for families, first-time buyers, or investors. The property is conveniently situated within easy reach of Langlands Primary School and Forfar Academy, 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 bright and spacious lounge with an open outlook over the front garden, a modern fitted kitchen with space for table and chairs, family bathroom and two generously sized bedrooms.

There are gardens to front and rear. The rear garden is laid out for ease of maintenance and benefits from an outdoor store.

- Terraced Villa
- Bright & Airy Lounge
- Modern Kitchen/Dining
- 2 Double Bedrooms
- Family Bathroom
- GCH & DG
- Gardens & Outdoor Store
- EPC – Band C



- Hallway:** Open plan to kitchen/dining and Lounge. Staircase to Upper Floor Accommodation. Understair storage cupboard. Exterior door.
- Lounge:** Bright and spacious public room with double glazed window looking to front.
- Kitchen/Dining:** Modern kitchen fitted with a range floor, wall and drawer units with integral oven, hob and extractor hood. Plumbing for automatic washing machine. Stainless steel sink and drainer. Space for fridge freezer. Gas Central Heating Boiler. Space for small table and chairs. Exterior door.



- Bedroom 1: Spacious double bedroom with double glazed window to front. Two generously sized cupboards.
- Bedroom 2: Double bedroom with double glazed window to rear. Cupboard.
- Bathroom: Modern family bathroom fitted with three piece suite comprising WC, wash hand basin in fitted unit and bath. Shower over Bath. Wet wall panelling around bath. Double glazed frosted glass window.



Outside The front garden is laid out to lawn with gravel chip borders. The rear garden has brick outhouse, is fully enclosed and laid out in paving stones with rotary clothes dryer.



The floor plan shows a rectangular layout. At the top is the **KITCHEN/DINING** area, which is yellow and contains a sink, a stove, and a refrigerator. Below this is a **HALL** area, which is brown and contains a staircase labeled **UP**. To the right of the hall is the **LOUNGE** area, which is yellow and contains a fireplace and a television. The plan also shows several windows and doors.

KITCHEN/DINING
5.00m x 2.70m
16'5" x 8'10"

LOUNGE
3.30m x 3.20m
10'2" x 10'11"

HALL

UP

BATHROOM
2.70m x 1.78m
8'10" x 5'7"

LANDING
DOWN

BEDROOM
3.20m x 4.50m
10'6" x 14'9"

BEDROOM
4.10m x 3.20m
13'5" x 10'6"

WARDROBE

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