



51 Threwells Drive | Forfar | DD8 1ER

Offers Over £108,000

(HR Valuation £115,000)

T. DUNCAN & CO.

Solicitors • Estate Agents





| 51 Threewells Drive, Forfar | DD8 1ER |

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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.



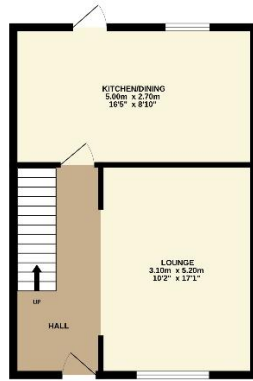
- Bedroom 1: Spacious double bedroom with double glazed window to front. Two generously sized cupboards.
- Bedroom 2: Double bedroom with double glazed window to rear. Cupboard.
- Bathroom: Modern family bathroom fitted with three piece suite comprising WC, wash hand basin in fitted unit and bath. Shower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



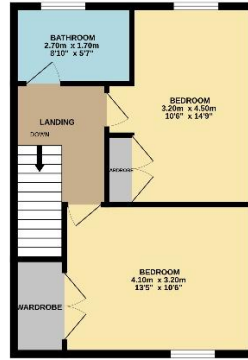
Outside The front garden is laid out to lawn with gravel chip borders. The rear garden has brick outhouse, is fully enclosed and laid out in paving stones with rotary clothes dryer.



GROUNDFLOOR
42.8 sq.m. (461 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 85.6 sq.m. (923 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floorplan, the dimensions and areas are given as approximate and should not be relied upon for any legal purpose. The architect's drawings are for information only and do not constitute an offer. The architect's drawings are not to be used for any other purpose without the written consent of the architect. The architect's drawings are not to be used for any other purpose without the written consent of the architect. The architect's drawings are not to be used for any other purpose without the written consent of the architect.

Services: GCH and Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

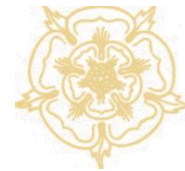
Council Tax Band: B

Post Code: DD8 1ER

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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143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com