



42c Prior Road, Forfar, DD8 3DT

Offers Over £95,000


NEXTHOME
ESTATE & LETTING AGENTS

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42c Prior Road, Forfar, DD8 3DT

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About the Area

Forfar is an established Angus town offering a range of shops, supermarkets, cafés and restaurants. Forfar Loch Country Park provides scenic walks and a circular route around the loch, while Balmashanner Hill offers an elevated outlook over the town and surrounding countryside.

The Meffan Museum and Art Gallery adds to the town's cultural attractions. Convenient access to the A90 connects Forfar with Dundee and Aberdeen, making it a practical location for commuters.



Property Summary

This bright and spacious two-bedroom top floor apartment is situated on Prior Road in Forfar, enjoying lovely views to the front.

The accommodation comprises an entrance hallway, spacious lounge with large front-facing windows and a galley style kitchen with a range of wall and base units, ample worktop space and tiled splashbacks.

There are two large double bedrooms, both with built-in storage, and a four-piece bathroom comprising a bath, separate shower enclosure, wash hand basin and WC.

The property benefits from gas central heating, a secure door entry system and private access to a large attic, providing additional storage. There is also a communal garden to the rear.

An ideal first-time purchase, with early viewing recommended to appreciate the space and outlook.



Key property features

- ✓ 2 large double bedrooms
- ✓ Ideal for first time buyer
- ✓ Secure door entry system
- ✓ Gas central heating
- ✓ Large attic space
- ✓ Close to local amenities
- ✓ Communal gardens
- ✓ Views
- ✓ Spacious rooms throughout
- ✓ Modern 4 piece bathroom suite











Have a property to sell?

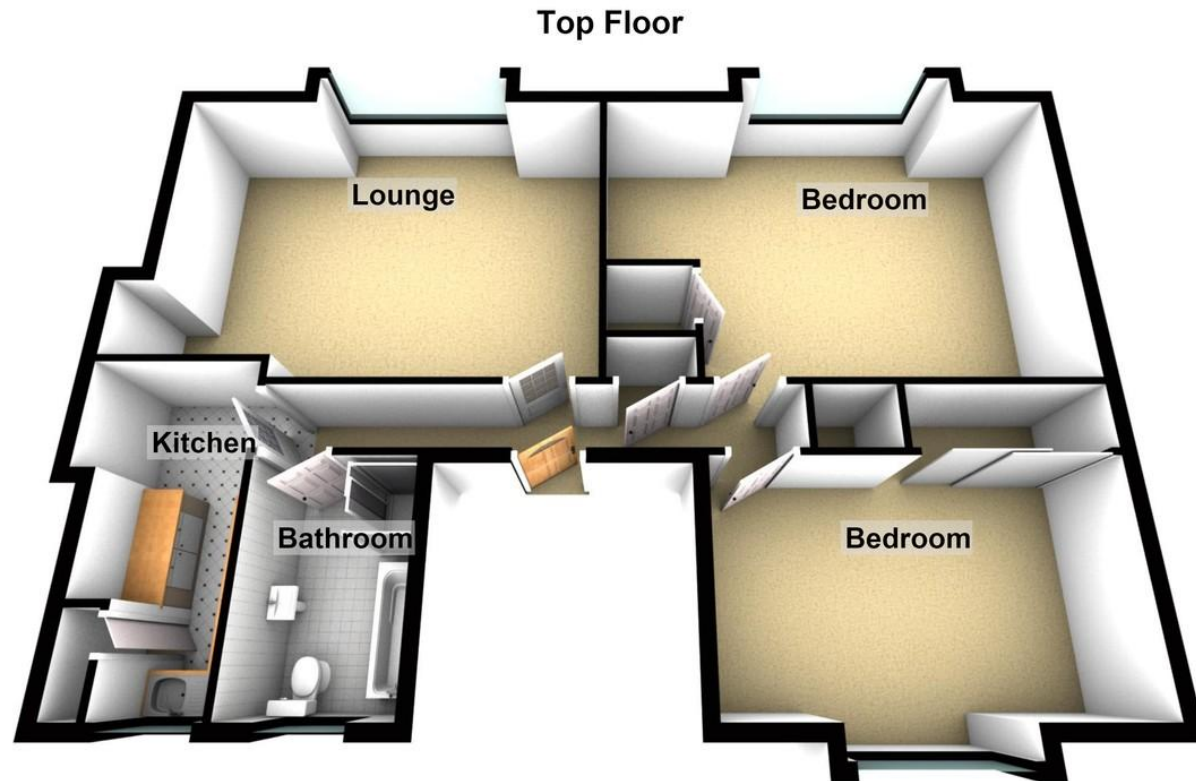
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m)

KITCHEN

13' 8" x 6' 11" (4.16m x 2.1m)

BEDROOM

15' 5" x 11' 9" (4.7m x 3.58m)

BEDROOM

11' 7" x 11' 6" (3.53m x 3.51m)

BATHROOM

11' 2" x 5' 3" (3.4m x 1.6m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

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