



## 26 Forfar Road

, Dundee, DD4 7AT

Offers over £115,000



Rosie Fraser Real Estate are delighted to bring to the market this two-bedroom ground floor apartment, ideally located on Forfar Road.



This property presents an excellent opportunity for first-time buyers, investors/landlords, or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a spacious and bright lounge with a bay window to the front, allowing natural light to flood the room. There is a well-equipped kitchen offering ample worktop and cupboard space. The master bedroom is a well-proportioned double room with plenty of space for additional furniture, while the second bedroom is a generous single room. The shower room is well-finished, featuring full wet wall panelling, a walk-in shower, WC, wash hand basin set within a vanity unit, and a heated towel rail.

The property further benefits from double glazing and gas central heating throughout.

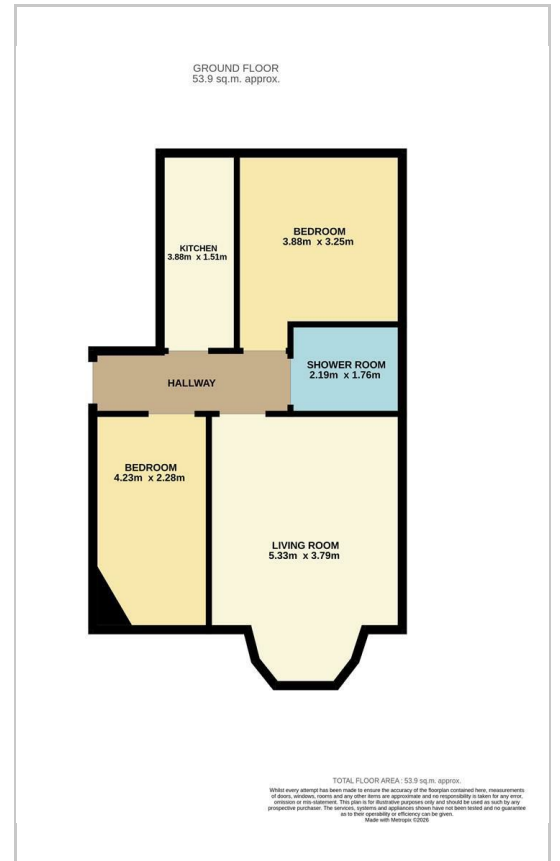
Externally, there is a small private area to the front, which is slabbed for ease of maintenance, along with on-street parking.

Situated in the ever-popular Stobswell area, the apartment enjoys a superb location with local amenities within walking distance, while larger supermarkets and retail parks are just a short 10-minute drive away. Excellent transport links are close by, providing easy access to Dundee City Centre, both universities, and Ninewells Hospital, which is approximately a 15-minute drive.

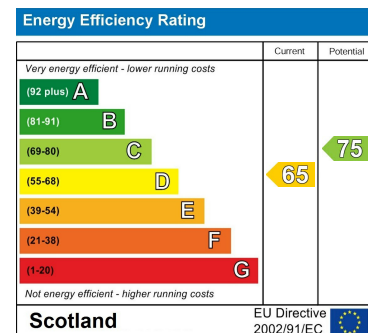
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 of representation 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 any representation or warranty in respect of the property.

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