



**1A BURN PLACE, HALFPENNYBURN, FORFAR,
DD8 1TE
FIXED PRICE £170,000**



HOME REPORT VALUATION **£175,000**

EPC RATING

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This is a unique three bedroomed property, excellently located to the West of Forfar ideal for commuting links via the A92 to Dundee and Aberdeen. Forfar is a bustling market town offering primary and secondary schooling, leisure facilities, grocery stores, restaurants and shops. The property is generously sized throughout with an enclosed garden perfect for families.

The property opens to the entrance vestibule with Georgian door opening to the ground floor hallway laid with carpet. On the left side of the property is the large kitchen with dining area and door opening to the garden. The kitchen is fitted with wall and base units and an integrated oven and hob. The large fridge-freezer, dishwasher and washing machine are included in the sale. On the opposite side is the lounge with two South facing windows allowing ample natural light into the room. This room is of an excellent size offering a comfortable family living space. On the ground floor is also a w.c. with tiled flooring.

The winding staircase leads to the first floor providing access to the bedrooms and family bathroom. The largest bedroom benefits from one front facing window. The two further double bedrooms are both fitted with double wardrobes and carpet flooring. The family bathroom is fitted with a 3-piece suite with a shower over the bath. The attic hatch is located in this room providing access to the roof space.

Externally there is a patio and lawn garden to the side of the property which is enclosed by a fence and a stone wall separating the lower and upper garden areas. The garage can be accessed from the garden via the side door, with the entrance opening to the communal

Early viewing is highly recommended to fully appreciate this property.

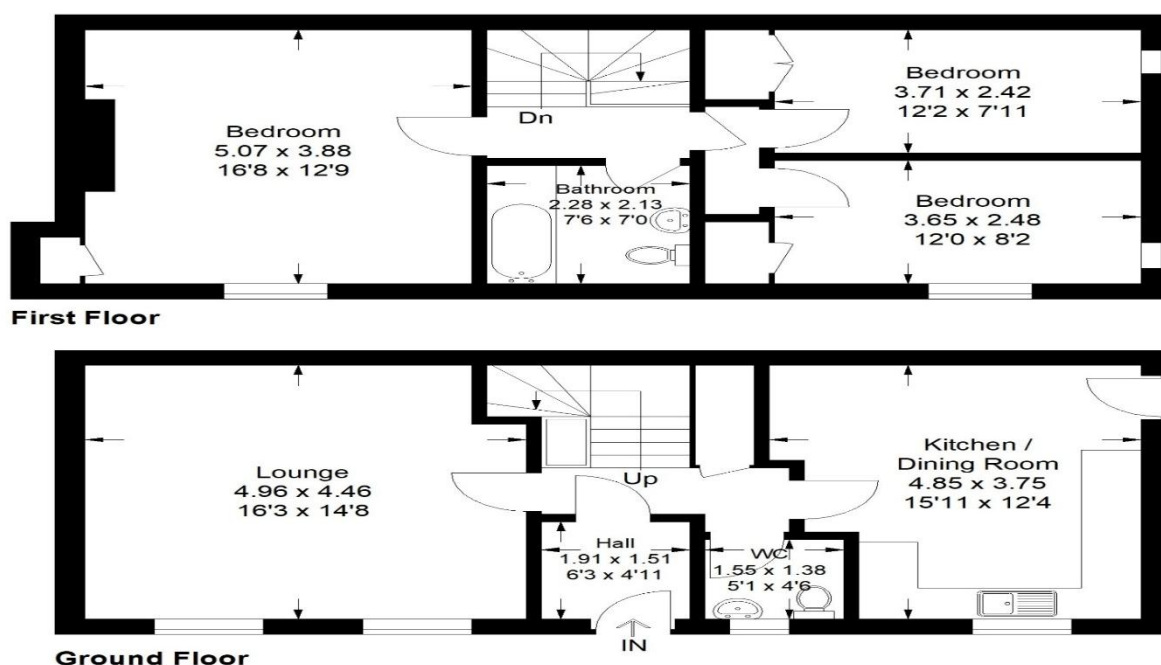


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