



18 NURSERY STREET, FORFAR, DD8 2HP

TERRACED VILLA



## Key Features

- Spacious terraced villa. • Within a popular residential area.
- Gas Central Heating and Double Glazing. • Private garden & drying green



OFFERS OVER  
**£85,000**

# Property Description

This spacious TERRAVED VILLA is ideally situated within a most desirable residential area, close to all amenities, and services including local and national shops, primary and secondary schools and the A90 dual carriageway giving easy access to both Dundee and Aberdeen. The property provides generously proportioned accommodation and has gas central heating and double glazing and comprises of a large lounge with dining area, kitchen, two double bedrooms and a shower room. Outside there is a small front garden area and an outhouse with light. To the rear is a private garden area, a private outhouse and water tap with access to a drying area beyond.

## ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Entry is into a hallway with a wooden staircase leading to the upper floor with an under stairs storage cupboard housing the electric fuse box, and a radiator.

## LOUNGE:

Approx. 11'2 x 21'4. Spacious lounge with room for dining with both front and rear facing windows, TV and telephone points and two radiators.

## KITCHEN:

Approx. 9' x 11'4. Rear facing and giving access into the rear garden. The kitchen is fitted with base and wall units with a stainless steel sink with mixer tap, space for appliances, and a radiator.



**UPPER HALLWAY:**

There is an access hatch leading into a partly floored loft which houses the gas central heating boiler, and there is a radiator.

**BEDROOM 1:**

Approx. 14'9 x 10'9. A bright spacious double bedroom with a shelved and hanging wardrobe and a second storage cupboard, TV point and a radiator.

**BEDROOM 2:**

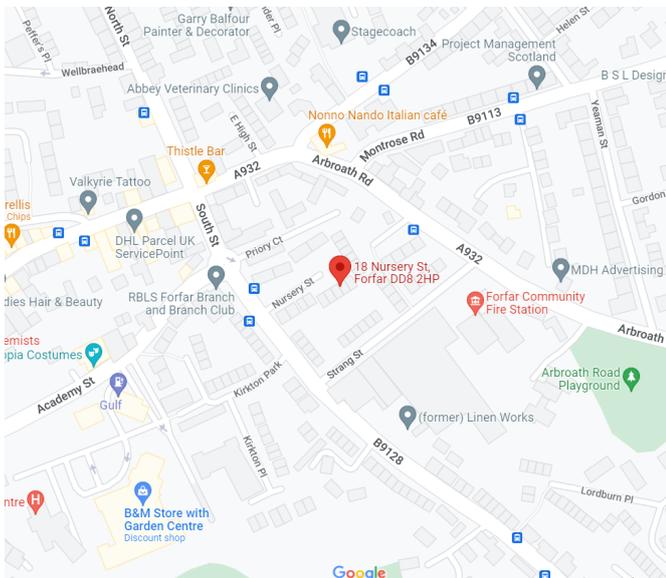
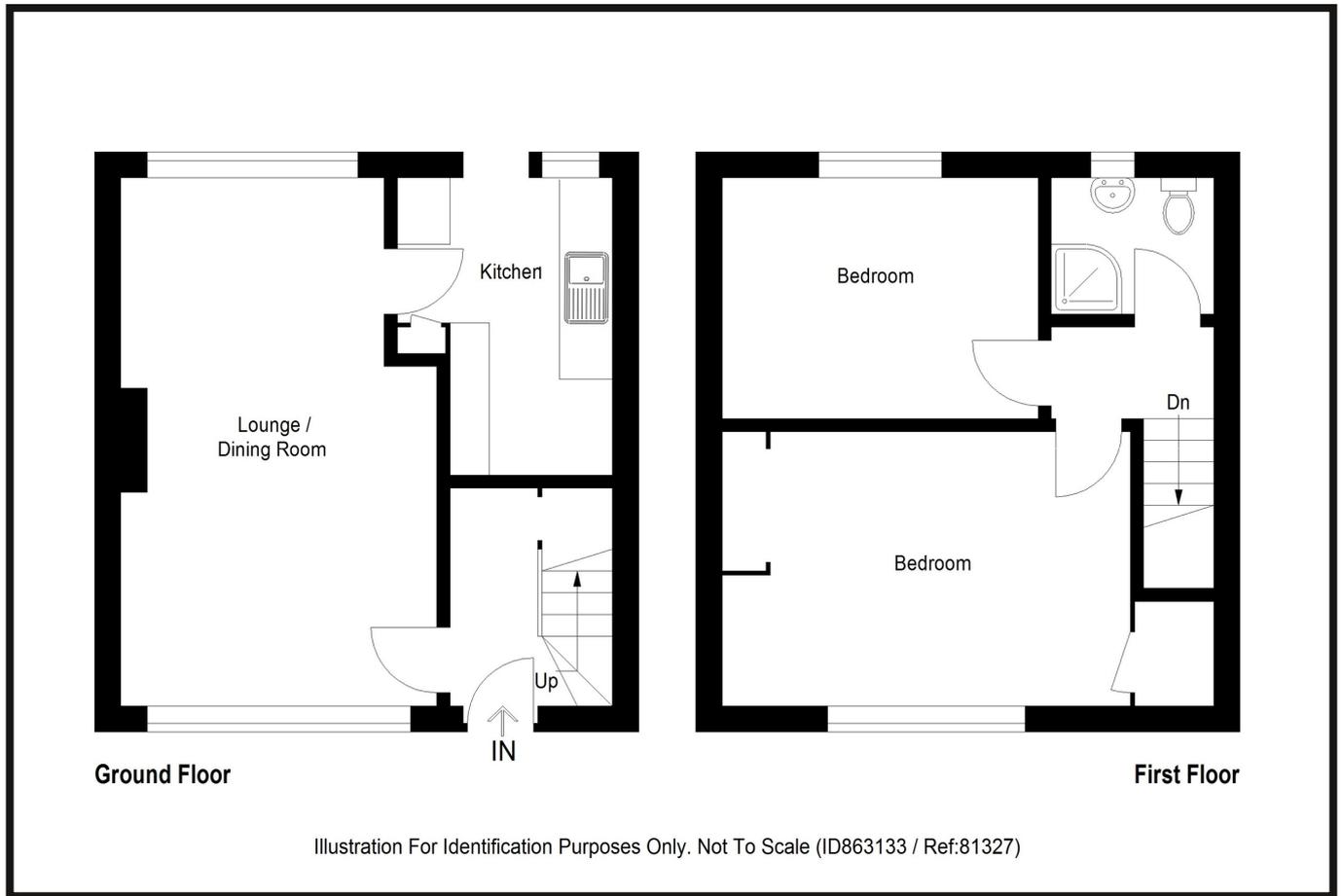
Approx. Rear facing double bedroom with ample room for furnishings, and a radiator.

**SHOWER ROOM:**

Approx. 6'6 x 5'9. Rear facing shower room with a vanity to the wash hand basin and wc and a corner shower cubicle housing a power shower with deluge and hand held shower heads. The shower room has modern wet wall, bathroom fitments, spotlights to the ceiling, and Expelair, tiled effect flooring and a heated towel rail.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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