



56 Forfar Road, Dundee, DD4 7BA

- Lounge
- Family Room/Dining Room
- Kitchen
- Bathroom & Cloaks/WC
- 4 Bedrooms
- Garage
- Gas Central Heating & Double Glazing
- Floorcoverings & Blinds
- Easily Maintained Garden
- Popular Location
- EPC Rating E

This corner terraced, stone built property provides spacious accommodation over three floors. The main bedroom is at top floor level and has a bay window enjoying views over the rooftops towards countryside in the distance. Off this bedroom is a large, walk-in dressing area and an attractive en-suite shower room with 3 piece suite.

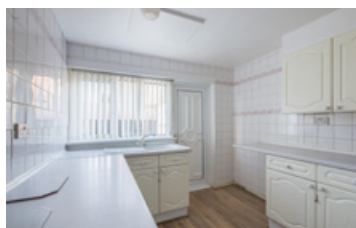
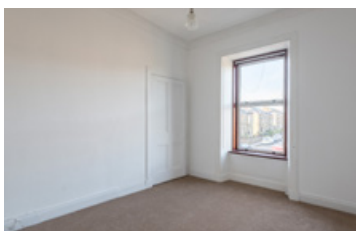
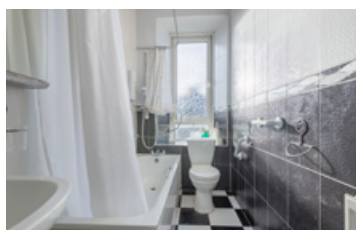
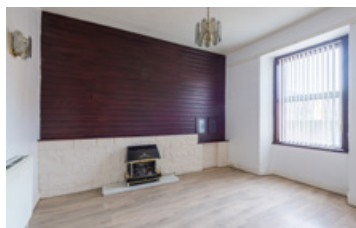
On the first floor level there are three further bedrooms and large bathroom which has a 3 piece suite with shower over the bath and attractive tiling to the walls and floor with wet wall panelling on one wall. Two of the bedrooms are double sized, one of which has feature double aspect windows and fitted wardrobes. The second bedroom is a bright room which looks to the rear and the third is a single bedroom/study, completing the accommodation at this level.

The main public/living area is at ground floor level. Access to the property is through replacement exterior door into an entrance vestibule and hallway. The two public rooms can have usage adapted to meet individual purchasers needs with the front room with self contained lounge. The public room to the rear has a connecting door through to the fitted kitchen with an extensive range of wall and base units and door leading out to the enclosed, easily maintained rear garden. The rear garden area is well enclosed and finished with concrete for ease of maintenance and has drying poles in place.

To the rear of the property accessed from the street to the side there is a useful garage facility which has a side courtesy door leading directly into the enclosed garden.

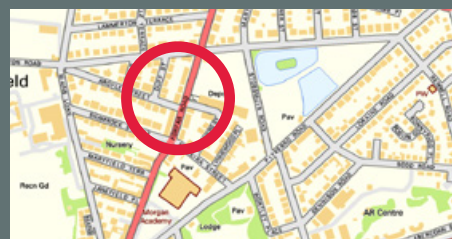
The property benefits from gas central heating, double glazing and is sold with floorcoverings included. There are gas fires in the two public rooms and the property has a fitted security alarm system and smoke detectors.

The property is in a popular residential area on Forfar Road with ample public transport close by on what is a main arterial route through to the city centre and to the Kingsway/A90 ring road.



Illustrative only. Not to scale

Lounge	14'2 x 17'5	(4.32m x 5.31m)
Dining Room/Sitting Room	13'9 x 11'1	(4.19m x 3.38m)
Kitchen	9'5 x 8'10	(2.87m x 2.69m)
Cloakroom/WC	5'10 x 7'0	(1.78m x 2.13m)
Bedroom 2	14'4 x 13'3	(4.37m x 4.04m)
Bedroom 3	11'9 x 11'8	(3.58m x 3.56m)
Bedroom 4	10'3 x 6'10	(3.12m x 2.08m)
Bathroom	12'0 x 4'9	(3.66m x 1.45m)
Bedroom 1	19'3 x 10'9	(5.87m x 3.28m)
Dressing Room	10'0 x 5'0	(3.05m x 1.52m)
En-suite Shower Room	8'8 x 6'6	(2.64m x 1.98m)



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