



THORNTONS
property services

www.thorntons-property.co.uk

**96 Restenneth Drive
Forfar
DD8 2DB**

Offers Around £89,000





96 Restenneth Drive, Forfar, DD8 2DB



Description

Attractive presented mid terraced dwelling pleasantly situated in popular residential area of the town, conveniently situated with most amenities within easy reach.

The property benefits from quality double glazing, gas fired central heating with combination boiler, modern kitchen and bathroom. Extras included in the selling price are all carpets, floor coverings, blinds and the white goods in the kitchen being sold by separate negotiation.

This property is presently tenanted but can be available with 2 months notice..

Subjects have easily maintained gardens and viewing is recommended,

Entrance

The property is accessed from the front via a double glazed exterior door with matching side screen. Useful under stair storage area with small storage cupboard and staircase to the upper accommodation.

Lounge/Dining Room

21'7 x 11'6. At deepest points Running the full width of the property a lounge/dining room with the lounge area having large double glazed window to the front overlooking the gardens. Doorway from the lounge area to the hallway. The dining area is open plan from the lounge and again has large double glazed window to the rear. Doorway from the dining area leading to the kitchen.

Kitchen

9'9 x 9'7. Approx Located to the rear of the property with full range of fitted kitchen wall and base units with contrasting work top surface and tiled splash back. Electric cooker, automatic washing and fridge freezer available by separate negotiation. Double glazed door and window overlook and give access to the rear garden area. Laminate flooring. Walk-in larder cupboard.



- Mid Terraced Dwelling
- D. G, Gas C. H.
- Mod Kitch and Bathrm
- Hall, Lounge/ Dini Room
- Kitchen, 3 Bedrooms, Bathroom
- H R Value 92,000
- EPC Band D

Staircase

from the hallway leads to the first floor landing which has hatch to the loft.

Bathroom

Fully tiled with contrasting floor tiling comprising of w.c., wash hand basin set in vanity unit and bath with shower and screen over. Ceiling with halogen down lighters.

Bedroom

11'3 x 9'8. Approx To the rear of the property a double bedroom. Single wardrobe with hanging rail and shelving storage and has airing cupboard housing the gas central heating boiler.

Bedroom 2

11'2 x 10'. Approx Located to the front of the property the second bedroom. Double fitted wardrobe with hanging rail and shelving.

Bedroom 3

6'8 X 6'4. Approx A small room located to the front of the property.

96 Restenneth Drive, Forfar, DD8 2DB



Outside

Area of garden to the front laid in lawn. Small rear garden in paving with pedestrian access to the rear car park area. Access to a drying area bordering the property.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information

For viewing & enquiries:

Thorntons Property Services
53 East High Street
Forfar
DD8 2EL

Tel: 01307 466886

Ref: 875



THORNTONS
property services

96 Restenneth Drive, Forfar, DD8 2DB

  | Thorntons Property Services
is a trading name of Thorntons Law LLP



THORNTONS
property services

| www.thorntons-property.co.uk

Dundee Office

Whitehall House
33 Yeaman Shore
Dundee DD1 4BJ
Tel: 01382 200099
Fax: 01382 223116
E: dundee@thorntons-law.co.uk

Arbroath Office

165 High Street
Arbroath
DD11 1DR
Tel: 01241 876633
Fax: 01241 871688
E: arbroath@thorntons-law.co.uk

Forfar Office

53 East High Street
Forfar
DD8 2EL
Tel: 01307 466886
Fax: 01307 464643
E: forfar@thorntons-law.co.uk

Perth Office

17-21 George Street
Perth
PH1 5JY
Tel: 01738 443456
Fax: 01738 635564
E: perth@thorntons-law.co.uk