



35 St James Road
Forfar
DD8 1LN

Description:

Excellent opportunity to purchase an attractive semi-detached bungalow in a central location.

The property has spacious adaptable accommodation comprising: Entrance vestibule, hall with utility cupboard, large lounge with living flame gas fire. There is a good sized breakfasting kitchen with wall, base and drawer units and having integrated oven, hob and extractor. Bathroom consists of three piece suite with electric shower over back. The main bedroom has the benefit of built in bedroom furniture with further double bedroom with aspect to rear. There is a large floored attic with velux window accessed via Ramsay ladders.

Externally the property has landscaped low maintenance garden to the front with mono block driveway and parking area leading to double garage having power and light. The rear garden is terraced with formal lawn, attractive shrub and herbaceous borders.

Viewing is highly recommended to appreciate this attractive property.

Location:

From the centre of Forfar following Dundee Road, turn left into St James Road and the property is situated on the right hand side.





- Semi-Detached Villa
- Floored Attic
- Vestibule, Hallway
- Lounge, Kitchen
- Bathroom, 2 Bedrooms
- DG, Gas CH
- Double Garage, Off-Street Parking
- Landscaped Garden

Viewings & Enquiries:

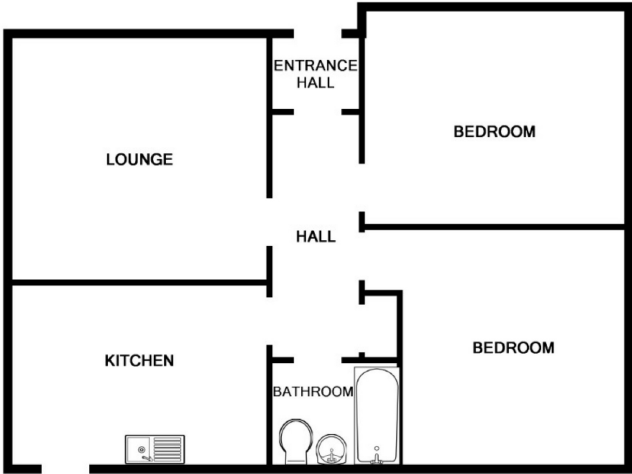
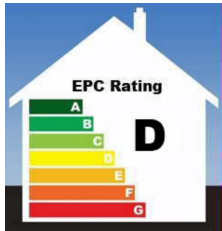
Thorntons Property Services
53 East High Street
Forfar
DD8 2EL

Tel: 01307 466886

Ref: 13893



35 St James Road
Forfar
DD8 1LN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014

Rooms	metres (approx)	feet/inches (approx)	Rooms	metres (approx)	feet/inches (approx)
Lounge	4.27m x 4.04m	14' x 13'3			
Kitchen	4.27m x 3.05m	14' x 10'			
Bathroom	2.13m x 1.75m	7' x 5'9			
Bedroom 1	3.76m x 3.53m	12'4 x 11'7			
Bedroom 2	3.76m x 5.92m	12'4 x 19'5			
Attic	7.62m x 4.57m	25' x 15'			



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

Anstruther:
1 St. Andrews Road
Anstruther KY10 3HA
Tel 01333 310481
Fax 01334 476366
anstruther@thorntons-law.co.uk

Cupar:
35 Bonnygate
Cupar KY15 4BU
Tel 01334 656564
Fax 01334 476366
cupar@thorntons-law.co.uk

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

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

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

St Andrews:
17-21 Bell Street
St Andrews KY16 9UR
Tel 01334 474200
Fax 01334 476366
standrews@thorntons-law.co.uk