



40 St Margarets Park  
Forfar  
DD8 3EB

**Description:**

This most attractive well presented, mid terraced villa is located in the popular Whitehills area of Forfar. The property is convenient for all local amenities including schooling, hospital, town centre, commuter bus routes and vehicular access to the nearby cities of Dundee and Aberdeen.

This property has been updated by the present owners to form an attractive home with large lounge having useful computer cupboard off and there is a recently fitted kitchen having integrated oven, hob and extractor hood. From this area there is a dining/breakfasting room and access to a useful utility cupboard. There is plumbing for a washing machine and outside tap. On the upper landing there is a modern bathroom with 3 piece suite with gas shower over bath and there are two good sized bedrooms with the front bedroom having excellent fitted storage space. The property benefits from gas fired central heating and double glazing and will be sold with all floor coverings, blinds plus integrated oven, hob and extractor hood.

Externally there are low maintenance gardens to front and rear with the rear garden area having off street parking with access from Ivy Road. There is also a large brick shed having the benefit of power, light and water.

This is an affordable and pleasant family home and viewing is highly recommended.

EPC - D

**Location:**







- HR Value £115,000
- Mid Terraced Villa
- Upgraded Accommodation
- Large Lounge
- New Kitchen
- Breakfasting/Dining
- Utility Cupboard
- Modern Bathroom
- 2 Double Bedrooms
- GH & DG
- Extensive Brick Shed

### Viewings & Enquiries:

Thorntons Property Services

53 East High Street

Forfar

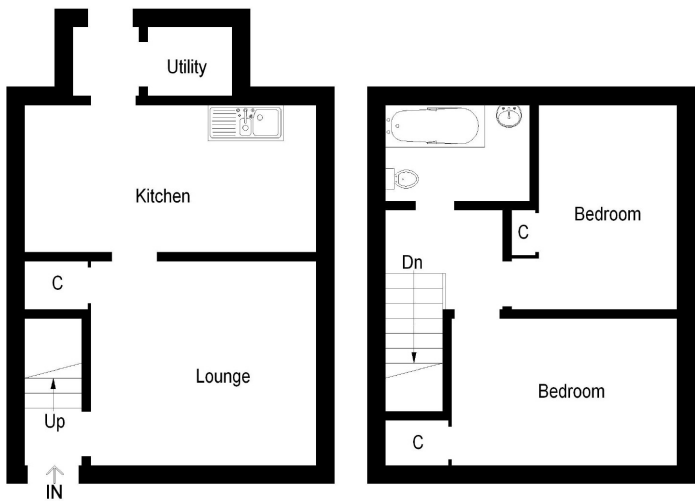
DD8 2EL

Tel: 01307 466886

Ref: 22518



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Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:286617/ Ref:57663)

Rooms	metres (approx)	feet/inches (approx)	Rooms	metres (approx)	feet/inches (approx)
Lounge	4.29m x 4.22m	14'1 x 13'10			
Dining/Breakfasting	2.01m x 2.49m	6'7 x 8'2			
Kitchen	3.23m x 2.49m	10'7 x 8'2			
Utility Cupboard	1.52m x 0.91m	5'0 x 3'0			
Bathroom	2.46m x 1.55m	8'1 x 5'1			
Bedroom 1	4.27m x 3.12m	14'0 x 10'3			
Bedroom 2	3.68m x 2.82m	12'1 x 9'3			



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