



11 Little Causeway,
Forfar DD8 2AD

Fixed Price £180,000

This is an excellent opportunity to obtain a well maintained stone built mid terraced townhouse (Category C Listed) which is conveniently located within a prime central conservation area and will provide comfortable and extremely spacious accommodation over two floor levels.

The subjects are in fresh and neutral decorative order and benefit from partial double glazing, gas central heating, generously proportioned rooms with adaptable usage, modern kitchen and bright shower suite. All floorcoverings, wood burning stove in the lounge, blinds, dishwasher and integrated 5 burner gas hob, extractor hood and double electric oven are included. There are ample storage facilities throughout including within the large floored attic area which is accessed via an extending ladder and 2 stores which are located off the utility room. Externally, there is an enclosed rear garden with a courtyard area accessed immediately from the dining /family room and landscaped upper level lawn area with ornamental pond, mature shrubs and large useful outhouse. There is also ample off street parking immediately to the front of the property within the oldest preserved street in the town with its quaint round cobbles, former drinking fountain and Parish Church steeple in the background.

The market town of Forfar boasts a wide range of popular amenities including schools, recreational facilities, shops, restaurants and easy access to the Angus Glens and cities of Dundee and Aberdeen.

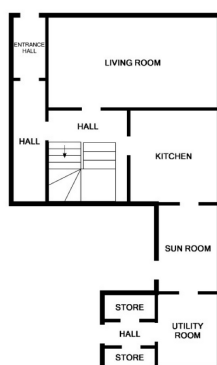
- HR Value £190,000
- Mid Terraced Townhouse
- Lounge with Wood Burning Stove
- Kitchen
- Dining/Family Room
- Utility & 2 Stores
- 2 Double Bedrooms
- Shower Room
- Partial Double Glazing
- Gas Central Heating
- Floored Attic
- Garden & Outhouse
- EPC -D



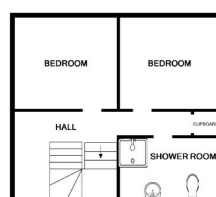
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Lounge	16'7 x 14'1	(5.05m x 4.29m)
Dining Room/Family Room	12'10 x 9'3	(3.91m x 2.82m)
Kitchen	13'9 x 9'5	(4.19m x 2.87m)
Utility Room	9'4 x 6'4	(2.84m x 1.93m)
Store Room 1	6'7 x 5'3	(2.01m x 1.60m)
Store Room 2	6'7 x 5'1	(2.01m x 1.55m)
Bedroom 1	13'11 x 10'1	(4.24m x 3.07m)
Bedroom 2	13'11 x 10'1	(4.24m x 3.07m)
Shower Room	9'5 x 7'0	(2.87m x 2.13m)



GROUND FLOOR



1ST FLOOR

Whilst every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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