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11 Westfield Crescent

| Forfar | DD8 1EG



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Offers Over £190,000

We are delighted to bring to the market this carefully extended semi detached Betts villa which provides extremely spacious and comfortable accommodation over 2 floor levels. This tastefully decorated home benefits from double glazing, gas central heating and will be sold with floor coverings and blinds included. The versatile accommodation comprises: south facing sun porch, lounge, dining kitchen, 4 bedrooms (1 en-suite) and a modern bathroom. There are ample storage facilities throughout including within the eaves areas.

Externally the monobloc driveway provides parking and access to the detached single garage. The landscaped enclosed gardens to front and the rear have lawn, mature borders and paved patios.

The popular market town of Forfar boasts a wide range of services including shops, schools, restaurants, recreational facilities and easy access to the Aberdeen and Dundee via the A90 dual carriageway.

This particular property is an exceptional example and must be viewed to be fully appreciated.



- Extended Semi Detached Betts Villa

- Lounge

- Dining Kitchen & Sun Porch

- 4 Bedrooms (1 E/S)

- Family Bathroom

- D/G & GCH, EPC - D

- Landscaped Gardens

- Garage & Driveway





Sun Porch	10'0 x 8'7	3.05m x 2.62m
Lounge	13'0 x 12'2	3.96m x 3.71m
Dining Kitchen	24'11 x 10'0	7.59m x 3.05m
Bathroom	7'8 x 5'2	2.34m x 1.57m
Master Bedroom	19'0 x 11'4	5.79m x 3.45m
En-suite Shower Room	6'7 x 6'3	2.01m x 1.91m
Bedroom 2	11'2 x 8'1	3.40m x 2.46m
Bedroom 3	10'8 x 7'10	3.25m x 2.39m
Bedroom 4/Study	11'9 x 8'9	3.58m x 2.67m



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, heights and other dimensions are approximate and not necessarily to scale for any other purpose or information. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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