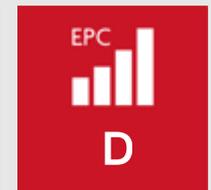




Thorntons
The right way to move

23 Woodlands Avenue, Fern,
Forfar, Angus DD8 3RD





Summary

Semi-detached villa, set within a highly sought-after semi-rural location, which offers spacious and versatile accommodation comprising; bright lounge, dining kitchen, shower room, separate WC, and three well-proportioned bedrooms. Further practical benefits include double glazing and oil-fired central heating. Externally, the property enjoys private garden grounds, off street parking together with a greenhouse and timber shed. This is an excellent opportunity to acquire a well-located family home with great potential, appealing to a wide range of buyers.

Features

- Spacious Semi Detached Villa
- Delightful Rural Location
- Bright & Airy Lounge
- 3 Double Bedrooms with fitted storage
- Dining Kitchen
- Bathroom & WC
- Oil CH; DG; EPC - D
- Gardens; Driveway; Greenhouse; Garden shed
- Early Viewing is Highly Recommended
- Ideal Family Home

Room Measurements

Lounge: 17'1 x 11'6 (5.20m x 3.50m)

Kitchen: 13'5 x 9'10 (4.10m x 3.00m)

Bedroom: 13'5 x 10'10 (4.10m x 3.30m)

Bedroom: 11'2 x 10'10 (3.40m x 3.30m)

Bedroom: 10'2 x 9'10 (3.10m x 3.00m)

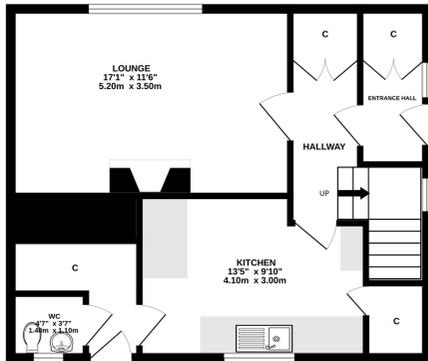
Shower Room: 6'7 x 6'3 (2.00m x 1.90m)

WC: 4'7 x 3'7 (1.40m x 1.10m)

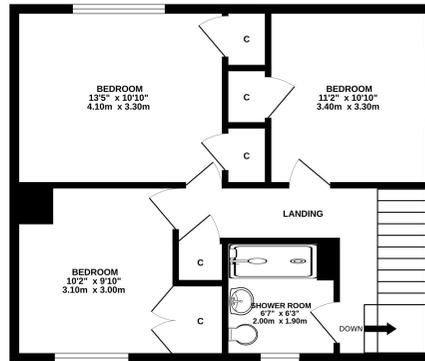


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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