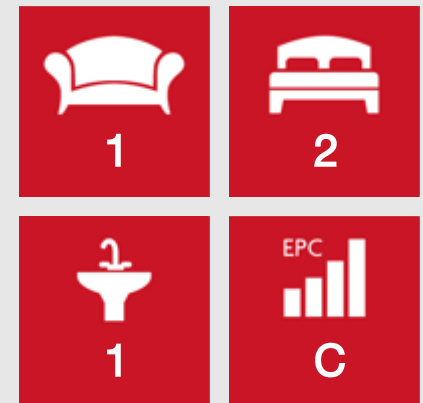




**Thorntons**  
The right way to move

35 Pitreuchie Place, Forfar,  
Angus DD8 2DG





## Summary

Thomtons are delighted to bring to the market, No.35 Pitreuchie Place, a mid terraced villa in a popular residential area of Forfar, offering accommodation over two levels which comprises: entrance hallway, bright lounge, spacious fitted dining kitchen with integrated oven, hob and extractor fan, bathroom with three piece suite and shower over bath, two double bedrooms with fitted storage and a study, perfect from those working from home. Additionally, the property benefits from Gas Central Heating and Double Glazing throughout. Externally, both front and rear gardens are laid out for ease of maintenance, with various shrubs to the front and a drying green and timber shed to the rear.

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## Features

- Mid Terrace Villa
- Bright & Airy Lounge
- Spacious Dining Kitchen with door to rear garden
- 2 Double Bedrooms Both With Fitted Wardrobes
- Study
- Bathroom with 3 piece suite and electric shower over bath
- Front & Rear Gardens with timber shed
- Ideal 1st time purchase or family home
- Early Viewing is Highly Recommended

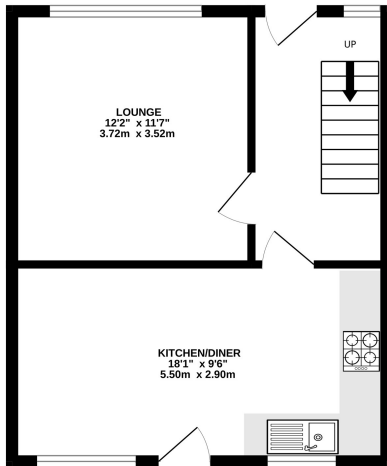
## Room Measurements

Lounge 12'2" x 11'7" (3.72m x 3.52m)  
Kitchen/Diner 18'1" x 9'6" (5.50m x 2.90m)  
Bathroom 6'11" x 5'11" (2.10m x 1.80m)  
Bedroom 11'6" x 10'2" (3.50m x 3.10m)  
Bedroom 11'6" x 9'10" (3.50m x 3.00m)  
Study 9'10" x 6'11" (3.00m x 2.10m)

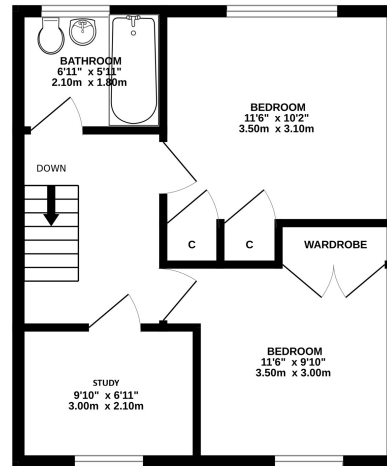


# Floorplan

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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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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