



32 Prior Road

| Forfar | DD8 3DQ

Thorntons 
The right way to move

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Fixed Price £85,000



We are delighted to bring to the market this well appointed mid terraced 2 storey cottage of immense character which is ideally suited to those desiring central living with all amenities to hand.



This comfortable home is in walk-in condition, benefits from gas central heating, double glazing and will be sold with floor coverings and blinds included. The accommodation comprises: reception hall, spacious lounge, 3-piece bathroom suite with shower over the bath and fitted cupboard. The mid hall has a deep storage/cloaks cupboard and affords access to the well-equipped dining kitchen which has a range of wall and base units, has space for table and chairs and external door to the rear. The gas cooker is included but does not have guarantees. Taking the open tread staircase to the upper level there is a generous proportioned double bedroom with a fitted wardrobe, recessed display areas and 2 Velux windows providing natural light.

Immediately to the rear there is a private timber shed and a communal path to William Street. The well kept shared garden has lawn, clothes drying facilities and is bound by hedging providing shelter and privacy. EPC Rating - D.

The bustling market town of Forfar boasts a wide range of services including shops, public transport, recreational facilities, boutiques, restaurants and there is easy access to the picturesque Angus Glens and the cities of Aberdeen and Dundee.



- Mid Terraced Cottage
- Lounge
- Dining Kitchen
- Large Double Bedroom
- Bathroom
- GCH; DG; EPC - D
- Communal Garden
- Useful Shed
- Central Location



Lounge	9'6 x 16'0 2.90m x 4.88m
Dining Kitchen	7'4 x 12'5 2.24m x 3.78m
Double Bedroom	9'9 x 16'8 2.97m x 5.08m
Bathroom	7'7 x 8'3 2.31m x 2.51m



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