



**Thorntons**  
The right way to move

Victoria Cottage, 55 Queen  
Street, Forfar, Angus DD8 3AL





## Summary

Thorntons are delighted to bring to the market, Victoria Cottage, 55 Queen Street. The property comprises; lounge with feature gas fire, dining room, bedroom one and the shower room located on the ground floor. A stair case leads to the lower floor where the kitchen with triple aspect windows, the further two bedrooms and a rear hallway with door giving direct access to the garden are located. Externally, the property benefits from a mature, private front garden and the rear garden has a paved courtyard area with decking, pergola, patio, two stone gardens stores with power and an outside WC. There is a double garage to the front of the property and off-street parking. In addition, the home lies within walking distance of local amenities, including shops, scenic green spaces and bus/road links.

## Features

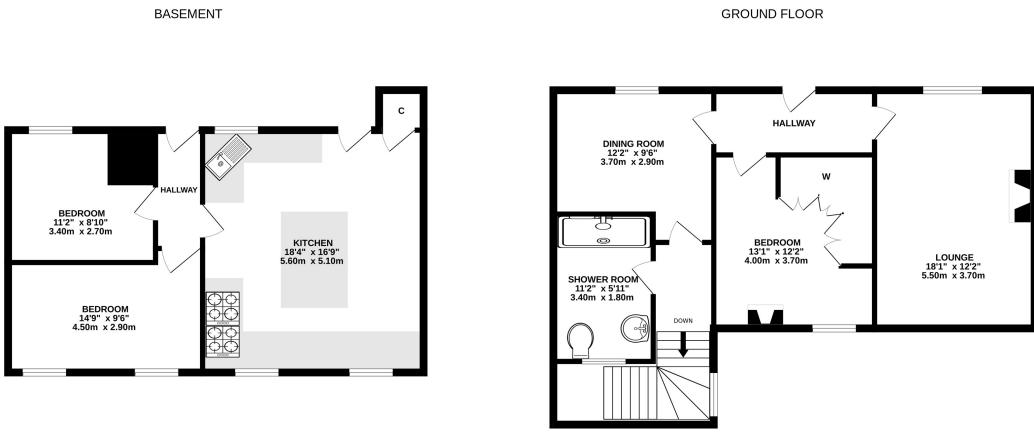
- Detached 3 Bedroom Villa
- Lounge & Dining Room
- Shower Room
- Double Garage & Off Street Parking
- DG & GCH
- Front & Rear Gardens
- Viewing Highly Recommended
- Ideal Family Home

## Room Measurements

Lounge 18'1" x 12'2" (5.50m x 3.70m)  
Dining Room 12'2" x 9'6" (3.70m x 2.90m)  
Bedroom 13'1" x 12'2" (4.00m x 3.70m)  
Shower Room 11'2" x 5'11" (3.40m x 1.80m)  
Kitchen 18'4" x 16'9" (5.60m x 5.10m)  
Bedroom 14'9" x 9'6" (4.50m x 2.90m)  
Bedroom 11'2" x 8'10" (3.40m x 2.70m)



# Floorplan



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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