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**Thorntons**   
The right way to move



Wellbank, 14 Academy Street

| Forfar | DD8 2HA





## Wellbank, 14 Academy Street

| Forfar | DD8 2HA

Fixed Price £145,000

An excellent opportunity has arisen to obtain a detached storey and half bungalow which is situated in a prime central location and offers versatile and spacious accommodation over 2 floors. The subjects benefit from gas central heating, double glazing and will be sold with floor coverings and blinds included. The versatile accommodation comprises: entrance vestibule, hall with cloaks cupboard and shelved linen cupboard. The spacious lounge overlooks the front garden. The reception hall area can be used as a dining area or a home office/study. Also on the ground floor is a kitchen, utility room, double bedroom, Sun room and a family bathroom with an electric shower over the bath. Taking the carpeted staircase to the upper level, there are a further bedroom and dressing room and a shower room. The need for refurbishment is reflected in the asking price. Externally the driveway provides off street parking and access to the single garage. There are low maintenance gardens with lawns, mature shrubs, paved patio and a useful outhouse.

The popular market town of Forfar boasts a wide range of facilities including shops, schools, public transport, recreational facilities and there is easy access to the cities of Dundee and Aberdeen.





- HR Val. £175,000
- Detached Storey & Half Bungalow
- Lounge & Sun Room
- Reception Hall/Dining Area/Home Study
- Kitchen & Utility Area
- 2 Bedrooms, Dressing Room
- Bathroom & Shower Room
- GCH; DG; EPC - D
- Garage & Driveway
- Gardens & Outhouse







Lounge	14'9 x 11'10	4.50m x 3.61m
Reception Hall/Dining Area/ Home Study	11'3 x 10'8	3.43m x 3.25m
Sun Room	13'11 x 8'8	4.24m x 2.64m
Bedroom 1	12'4 x 10'10	3.76m x 3.30m
Kitchen	14'9 x 7'9	4.50m x 2.36m
Utility Room	8'6 x 4'2	2.59m x 1.27m
Rear Vestibule	5'8 x 3'4	1.73m x 1.02m
Bathroom	10'0 x 8'6	3.05m x 2.59m
Bedroom 2	12'11 x 10'9	3.94m x 3.28m
Bedroom 3	11'7 x 10'7	3.53m x 3.23m
Shower Room	7'2 x 5'4	2.18m x 1.63m



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, sub-floor, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The correct, specific and detailed views and details should be used in preference to this plan. All measurements are in metres and feet. Made with Metaphor 0222

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