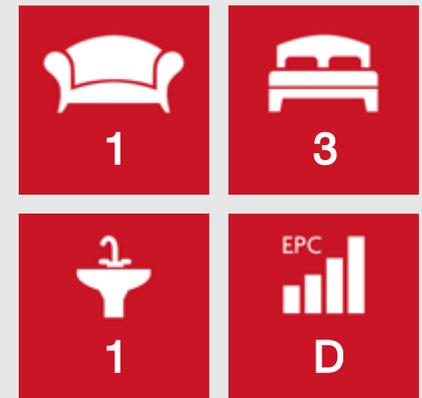




**Thorntons**  
The right way to move

17 Jeanfield Crescent, Forfar,  
Angus DD8 1JR





## Summary

Thorntons are delighted to bring to the market, 17 Jeanfield Crescent, Forfar, a semi detached villa set in an established residential area in the town of Forfar. The accommodation comprises: Entrance Hallway, Lounge, Kitchen, 3 Bedrooms and Shower Room. Whilst some cosmetic upgrading is required, this property provides an exceptional opportunity for purchasers to create a home designed to their own taste and style. Practical attributes include double glazing, gas central heating and a driveway for off street parking. There are areas of garden to the front and rear with a greenhouse.

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## Features

- Semi - Detached Villa
- Spacious Lounge with open fire
- 3 bedrooms
- Kitchen with glazed door to rear garden
- Shower Room
- Gardens, Driveway & Greenhouse
- Requires Modernisation and Upgrading
- Early Viewing is Recommended
- Ideal 1st Time Purchase or Rental Investment

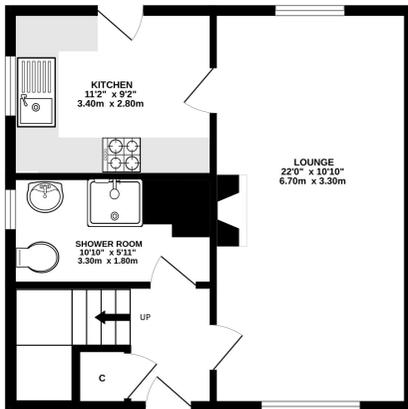
## Room Measurements

Lounge 22'0" x 10'10" (6.70m x 3.30m)  
Kitchen 11'2" x 9'2" (3.40m x 2.80m)  
Shower Room 10'10" x 5'11" (3.30m x 1.80m)  
Bedroom 15'5" x 9'2" (4.70m x 2.80m)  
Bedroom 10'10" x 10'10" (3.30m x 3.30m)  
Bedroom 12'2" x 10'10" (3.70m x 3.30m)

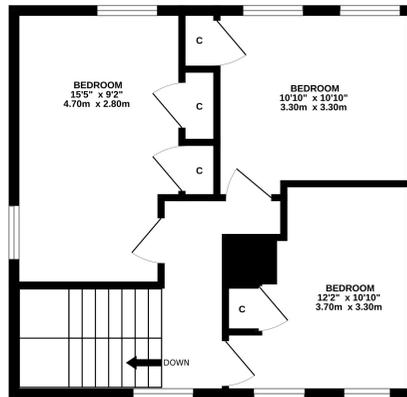


# Floorplan

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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