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**24 Turfbeg Avenue,  
Forfar,  
DD8 3LL**

**Offers in the region of  
£240,000**

- **Detached Dwellinghouse**
- **Lounge**
- **Dining Room**
- **Four Bedrooms**
- **Kitchen**
- **Bathroom**
- **Toilet**
- **Two single garages**
- **Gardens front and rear**
- **Gas central heating**

Detached house on a large plot in a popular residential area on the north of the town. May suit a variety of purchasers and viewing is highly recommended. Conveniently situated within walking distance of various local amenities. The property benefits from double glazing and gas central heating.

While all Particulars regarding the subjects are believed to be correct they are not guaranteed and do not constitute or form part of an offer or a contract. The availability of Particulars does not imply that the subjects are still available and all information that is given is subject to verification through personal investigation by interested parties and neither W. & J.S. Gordon nor any member of their staff have authority to make any representation or give any warranty regarding the subjects described. No responsibility can be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

V/1/2021/5/26

## **Ground Floor**

- Toilet:** 1.13m x 1.96m ( 3' 8" x 6' 5") Inside front door there is a toilet with wash hand basin and W.C Radiator.
- Hallway:** 2.03m x 4.09m ( 6' 8" x 13' 5" ) Walk in cupboard with coat hooks, fusebox, Radiator. Panelled door leading into lounge.
- Lounge:** 3.82m x 5.40m ( 12' 6" x 17' 9") Large double glazed window facing onto front garden, venetian blinds. Electric coal effect fire. Wooden fire surround. Two radiators. Telephone point. Sliding door leads off lounge into the dining room.



- Dining Room:** 3.83m x 4.01m ( 12' 7" x 13' 2") Large Double glazed window facing onto rear garden. Venetian blind. Radiator. Door leading into kitchen.





**Kitchen:**

3.27m x 4.79m ( 10' 9" x 15' 9" ) Double glazed window facing onto rear garden and side of the property, stainless steel sink, wall and floor mounted units and electric cooker and hob, Extractor fan, washing machine, dishwasher, fridge, breakfast bar, radiator. Door leading into rear porch.



**Rear Porch:**

2.57m x 1.69m ( 8' 5" x 5' 7" ) with access into the garden

**First Floor Landing:** Hatch and Ramsay ladder for access to attic. Radiator.

**Bedroom (1):**

3.30m x 4.71m ( 10' 10" x 15' 5" ) Double glazed windows facing onto front garden. Venetian blinds. Two built in wardrobes with storage above. Wash hand basin and light above. Radiator.



**Bedroom (2):**

3.32m x 4.70m ( 10' 11" x 15' 5" ) Double glazed window facing onto back garden and greenhouse. Venetian blinds, two built in wardrobes with storage, washhand basin and light above. Radiator.



**Bedroom (3):**

3.76m x 2.58m ( 12' 4" x 8' 6" ) Double Glazed window facing onto front garden, venetian blinds, built in wardrobe. Built in dressing table and light above. Radiator.



**Bedroom (4):**

3.81m x 2.57m ( 12' 6" x 8' 5" ) Double glazed window overlooking back garden and garages. Built in wardrobe with storage above. Radiator.

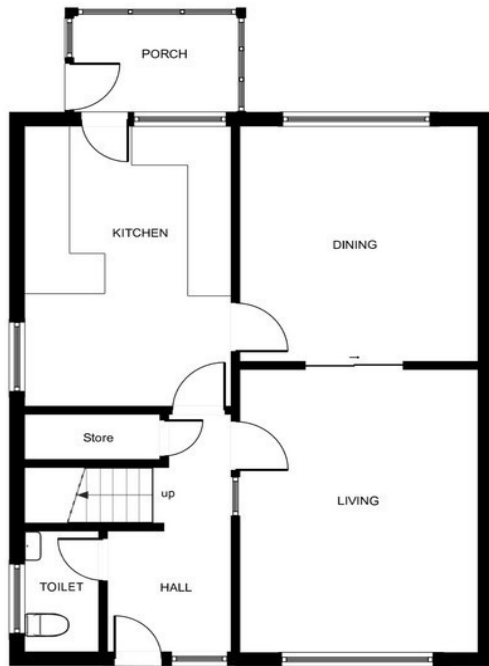


**Bathroom:**

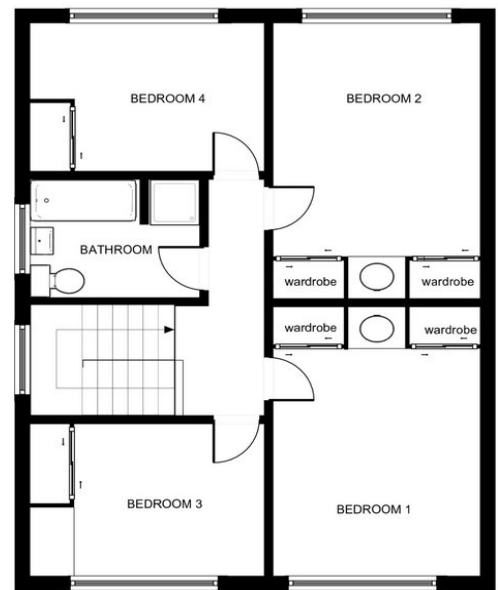
2.10m x 2.50m ( 6' 11" x 8' 2" ) Wash hand basin, WC and bath. Shower cubicle and shower curtain. Medicine Cabinet. Radiator.



Ground Floor



First Floor



Floor plan not to scale and for guidance purposes only

**Extras**

Carpets, blinds, cooker, washing machine, dishwasher and fridge in Kitchen.

**Outside**

At front easily maintained garden with gravelled areas and borders with bushes. Rear garden with lawn and rotary clothes drier. Gravelled areas and borders with bushes. Greenhouse. Two single garages one of which has an electrically operated door, The garages are also connected internally.



**Entry and occupation**

By arrangement.

**Viewing**

To be arranged through Agents.

**Price**


Offers in the region of £240,000 should be lodged with the Selling Agents.

**Agents**

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**Notes:**

- (1) While the above Particulars are believed to be correct, they are not guaranteed and any measurements given are for descriptive purposes only.
- (2) None of the systems or appliances have been tested.
- (3) **For information about the procedure to view the Home Report contact the above agents.**
- (4) The Energy Performance Certificate rating is D.
- (5) We are  **TSPC** members.