

property@hodge



2 Muir Place
Forfar
DD8 3LD

Offers over
£175,000





Beautifully presented three-bedroom semi-detached villa, situated within a popular residential cul-de-sac in the town of Forfar, Angus. Ideally located close to local amenities, schools and everyday conveniences, this lovely property would make an ideal first-time purchase or family home.

The accommodation comprises a spacious lounge, dining room, modern kitchen and on the upper level three well-proportioned bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and good storage throughout.

Externally, the front garden is mainly laid to lawn and features a patio area. A pathway leads down the side of the property to the rear garden, which is also mainly laid to lawn and offers a further patio area and a garden shed, providing useful outdoor space for relaxing. Ample on-street parking is also available.

Forfar is a popular market town in Angus, offering a welcoming community atmosphere and a good range of local amenities. The town centre provides a selection of shops, supermarkets, cafés, restaurants and other everyday services, making it convenient for day-to-day living.

The property is ideally situated for access to local primary and secondary schools, making it an attractive option for families. Forfar also offers leisure and recreational facilities, while the nearby Forfar Loch Country Park provides beautiful surroundings for walking, cycling, wildlife watching and enjoying the outdoors.

For those who need to commute, Forfar benefits from road links to Dundee, Perth and Aberdeen, with bus services connecting the town to surrounding communities. The combination of local convenience, green spaces and access to larger towns makes Forfar an appealing location for a range of buyers

Viewing is highly recommended to appreciate what this property has to offer.

Lounge 4.39m x 3.74m (14'5" x 12'3")

Dining Room 2.77m x 2.39m (9'1" x 7'10")

Kitchen 3.16m x 2.86m (10'4" x 9'5")

Bedroom One 3.75m x 2.74m (12'4" x 8'12")

Bedroom Two 2.65m x 2.64m (8'8" x 8'8")

Bedroom Three 2.74m x 2.55m (8'12" x 8'4")

Bathroom 1.96m x 1.64m (6'5" x 5'5")



■ 3 Bedrooms

■ Lounge

■ Kitchen

■ Dining Room

■ Bathroom

■ GCH & DG

■ Fully Enclosed Garden

■ Shed

■ EPC Rating C

■ Council Tax Band C

3x  1x  2x 



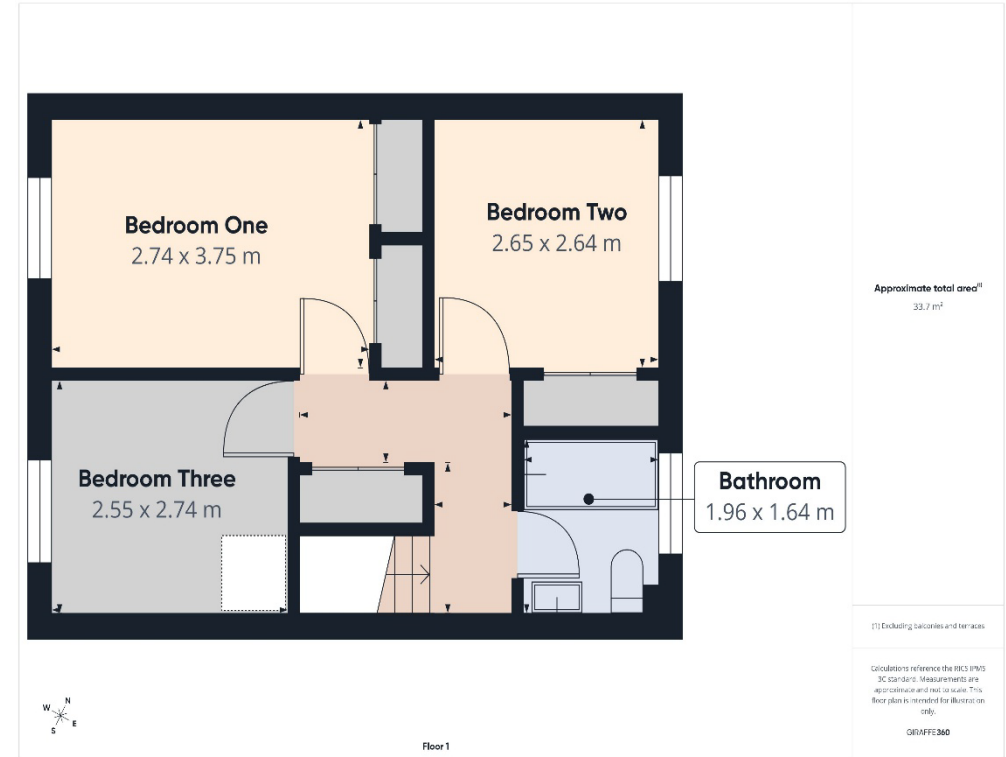
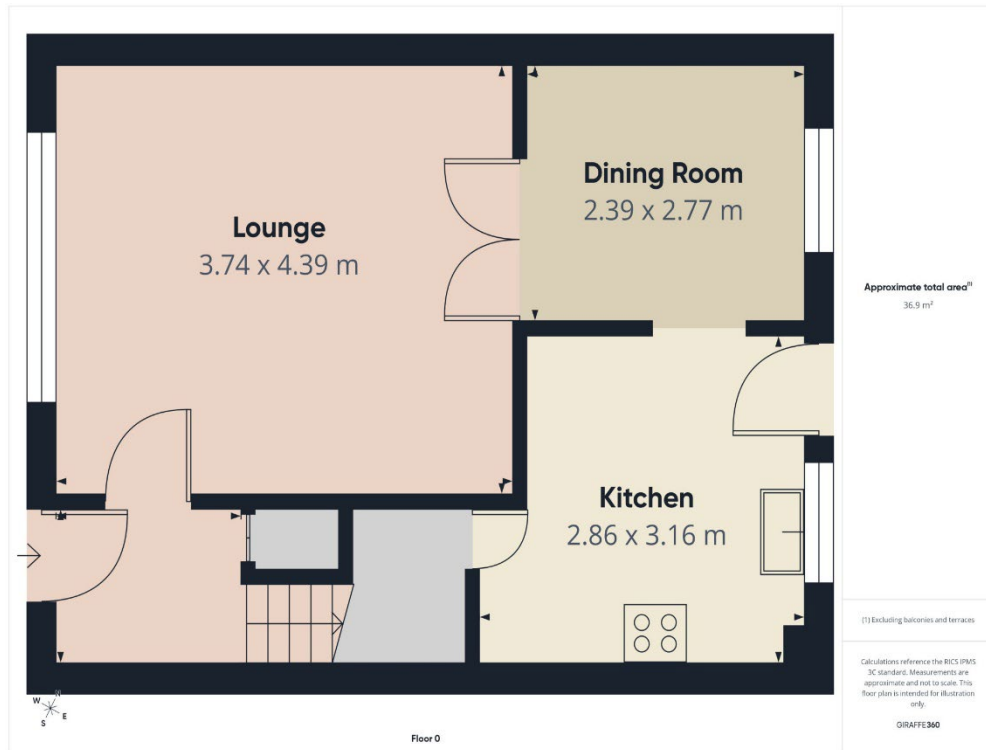




Directions: [what3words///stews.tribes.blaze](https://www.what3words.com/stews.tribes.blaze)

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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