



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**44 Lilybank Crescent**

FORFAR, DD8 2HZ

# THE AREA FORFAR

DD8 2HZ

Situated within easy reach of the town of Forfar, this first-floor flat is set in an idyllic, peaceful, semi-rural location and offers secluded privacy whilst still being within commuting distance of the cities of Perth and Dundee.

The property is therefore close enough for a variety of workplaces but also rurally located for those who wish to get away from city life. The area is renowned for its country walks and the tranquil and calm sounds of the countryside at this property just have to be heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.



# 44

## LILYBANK CRESCENT

FORFAR, DD8 2HZ

This is a beautifully presented two bedroom first floor flat situated within an attractive residential area of Forfar.

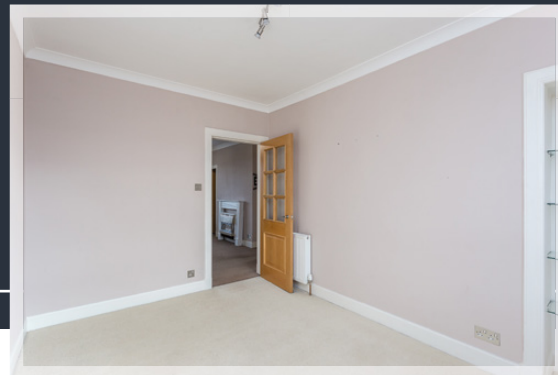
The subjects comprise of spacious lounge, contemporary black gloss kitchen, two bedrooms (one of which was used as a dining room) and modern bathroom. The master bedroom has a walk in wardrobe with rails and shelves.

In addition, the attic is fully floored with lighting and electricity and is accessed via a Ramsay ladder. Practically the property has excellent storage space, gas central heating and double glazing.

Uniquely, this property has a garage, driveway and a private area of garden ground, which is mainly laid to lawn with a patio area enjoying the sunshine all day.

We highly recommend early viewing to appreciate the accommodation and location of the property.





# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Integrated appliances, light fittings and floor coverings.

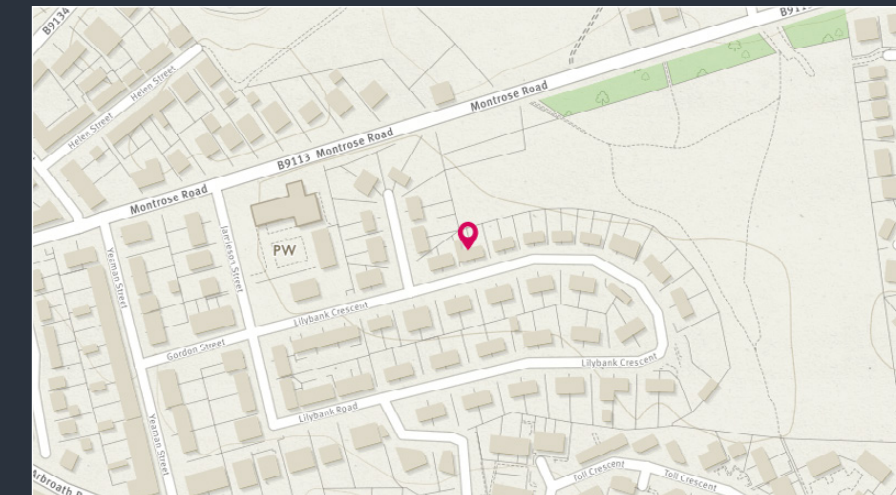


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
Proud Club Sponsor

Part  
Exchange  
Available



Text and description  
**LAURA THOMSON**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/ services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.