

## The Vennel, Forfar, DD8 2AN



### Offers Around £160,000 Home Report Available

Stone built villa located in a prime central location in the town of Forfar. Walking distance of the town centre and all local amenities and services. Provides convenient access to the A90 dual carriageway, which connect to the major travel routes North and South.

Accommodation comprises: - Living Room, Kitchen/Dining Area, Utility Room, Three Bedrooms, Lounge/4<sup>th</sup> Bedroom, Box Room, Bathroom Room and WC.

Outside:- Off street parking from St James Road. Fully enclosed rear garden.

Gas Central Heating, Double Glazing, Energy Performance Rating:- E



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
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[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

There are two separate entrances to the property on the lower and upper ground floors.

## LOWER GROUND FLOOR

### Living Room (3.54m x 4.84m)

Large room with open fire, tiled hearth and surround. Two windows to the front and a small window to the rear. Fitted carpet and radiator. Door through to utility room.



### Kitchen / Dining Room (1.21m x 4.50m)

#### DINING AREA (2.06m x 2.20m)

Fitted kitchen with window to front. Open plan to dining area with window to rear. Tile effect flooring, radiator.



### Utility Room (2.48m x 4.93m)

Accessed off living room. Door to rear garden. Worktops sink, plumbed for washing machine. Built in storage cupboard.



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## **Bathroom** (1.89m x 2.45m)

WC, sink, bath with shower over, window to the rear. Tile effect flooring and radiator.



## **UPPER GROUND FLOOR**

Entrance to hall area. Feature stained glass window, with further access to upper floor.



## **Living Room / Bedroom** (3.56m x 5.00m)

Large room with window to front, fitted carpet, fire surround and hearth, radiator.



## **Bedroom** (5.00m x 3.78m)

Large double bedroom with window to front, fitted carpet & radiator.

## **FIRST FLOOR**

A staircase with window to the rear leads to the first floor bedrooms.



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## Bedroom 1 (3.85M x 4.28m)

Large Double bedroom with window to front, fitted wardrobes, fitted carpet and radiator.



## Bedroom 2 (4.37M x 3.36m)

Another large double with window to the front, fitted carpet, radiator and built-in cupboard.



## WC (1.71m x 0.95)

Carpeted flooring, skylight, WC.

## Box Room (1.98m x 2.96m)

Carpeted flooring and skylight.

## OUTSIDE

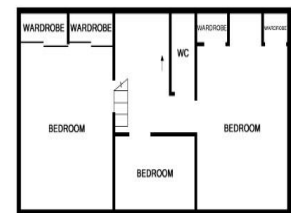
There is a good sized fully enclosed garden to the rear of the property which also benefits from a timber garage with access off St James Road, although the garage itself will attention due to its state of repair.



LOWER GROUND FLOOR



UPPER GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency. Call the agent.

**ENTRY:** By negotiation

**VIEWING:** By appointment with the subscribers,  
Messrs. MacHardy, Alexander & Whyte,  
71 Castle Street, Forfar, DD8 3AG  
Tel 01307 463593



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