



**Thorntons**  
The right way to move

10 Back Wynd, Queen Street,  
Forfar, Angus DD8 3AQ

 1	 2
 1	 EPC C



## Summary

1st floor modern apartment conveniently situated for all centre amenities and offers spacious and versatile living accommodation in walk-in condition throughout. Benefits include security entry system with visual display, double glazing & gas fired central heating. This well maintained, factored block is set within shared grounds with allocated private parking. Accommodation comprises: hall, open plan lounge/dining room with Juliet style balcony, Kitchen with integrated gas hob, electric oven and extractor hood. The fridge/freezer and washing machine are available by extra negotiation. Bathroom with electric shower over the bath and 2 bedrooms.

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## Features

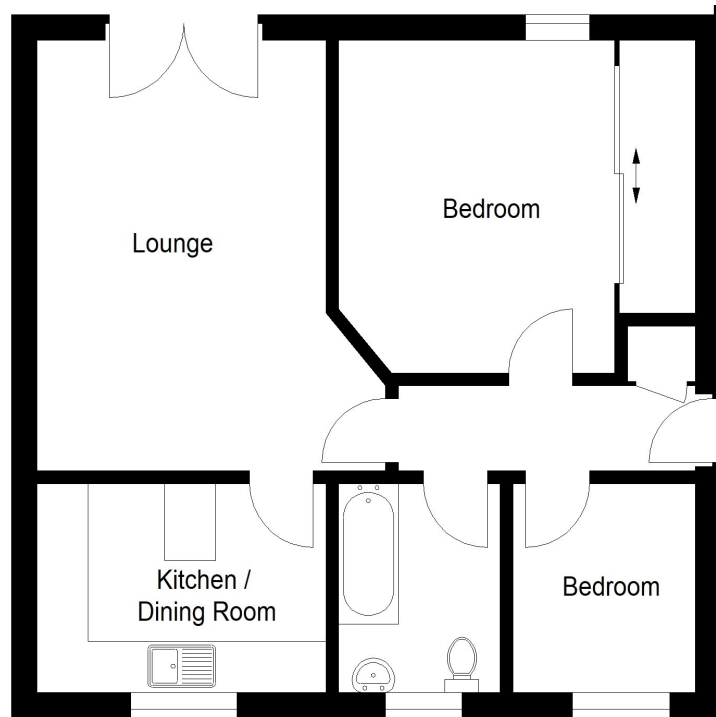
- First Floor Modern Apartment
- Prime Central Location
- Security Entry with Visual Display
- Lounge/Dining Room with Juliet Balcony
- 2 Double Bedrooms
- Fitted Breakfast Kitchen
- 3 Piece Bathroom Suite
- Allocated Private Parking
- D/G & Gas CH
- EPC C

## Room Measurements

Lounge: 13' 0" x 16' 7" (3.96m x 5.05m)  
Dining Kitchen: 9' 3" x 10' 10" (2.82m x 3.30m)  
Bedroom 1: 11' 8" x 12' 8" (3.56m x 3.86m)  
Bedroom 2/Office: 7' 8" x 9' 2" (2.34m x 2.79m)  
Bathroom: 6' 3" x 9' 0" (1.91m x 2.74m)



# Floorplan



**Ground Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID:1082234/ Ref:88048)

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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