

W. & J.S. GORDON

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**11C Queen Street
FORFAR
DD8 3AJ**

Offers over £89,000

- **First Floor Flat**
- **Lounge**
- **Kitchen**
- **Two Bedrooms**
- **Shower room**
- **Gas Central Heating**
- **Double Glazing**
- **Shared Parking Area**

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be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

This attractive apartment is part of a modern build block which is centrally situated in Forfar and has easy access to local amenities and services. Drying area. Viewing is highly recommended.

Ground Floor

Hall: 1.42m x 3.46m (4ft 8"x 11ft 4") Two cupboards. Radiator. Access hatch to attic.

Lounge: 4.38m x 3.22m (14ft 4"x 10ft 7") Two double glazed windows with venetian blinds and curtains. South facing. 3 light ceiling fitting, wood laminate flooring. Radiator.



Kitchen: 4.12m x 2.28m (13ft 6" x 7ft 6") Double glazed window and blind. Wall and floor mounted units, stainless steel sink and drainer. The oven, gas hob and extractor fan and the washing machine and fridge freezer are included in the sale. Spotlighting. Radiator.



Bedroom 1:

3.17m x 4.29m (10ft 4" x 14ft) Two double glazed windows with venetian blinds. Double wardrobe with mirrored doors and has shelving and clothes rail. Cupboard with Gas boiler. Carpet. Radiator.

**Bedroom 2:**

3.27m x 2.34m (10ft 9" x 7ft 8") Double glazed window with venetian blind. Currently used as a dining room. Spot lighting. Carpet. Radiator.

**Shower room:**

1.66m x 3.15m (5ft 5" x 10ft 4") W.C., Wash Hand Basin and shower cubicle with fitted shower. Extractor Fan. Radiator.





Free SD export
floorplanner

Floor plan not to scale and for guidance purposes only

Extras:

The oven with gas hob and extractor fan and the white goods in the kitchen are included in the sale. Furniture in the property may also be available for purchase at an additional price to be negotiated.

Outside:

There is a drying area and a shared parking area. Wooden Shed.



Entry and occupation

By arrangement.

Viewing

To be arranged through Agents.

Price


Offers over £89,000 should be lodged with the Selling Agents.

Agents

Messrs. W. & J.S. Gordon,
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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 C.
- (5) We are  **TSPC** members.