

CLOSING DATE 12 NOON 9TH SEPTEMBER 2024
19 Pitreuchie Place, Forfar, Angus, DD8 2DG



Offers Over £95,000

Situated within a popular residential area and within walking distance from the town centre, this mid-terraced villa would make an ideal family home or first time buy. Close to local amenities and shops and within the catchment area for Strathmore Primary School. 19 Pitreuchie Place is also well located for commuting further afield with the A90 Dual Carriageway giving easy access to Dundee and Aberdeen.

Accommodation comprises:- Living Room/Dining room, Kitchen, Shower room, 2 Double Bedrooms, Study.

Outside:- Externally there is an easily maintained front garden and private enclosed rear garden with shed, with both garden areas being laid in slabs for easy maintenance. On street parking.

Gas Central Heating, Double Glazing. Energy Performance Rating:- C C/Tax Band:- B



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALLWAY

UPVC door into hallway. Stairs to upper floor. Storage cupboard housing fuse box. Radiator, carpet.

LIVING ROOM/DINER (6.70m x 3.48m at widest point).

Spacious, bright living room/dining room with large window to the front and window to rear. Space for dining table and chairs. Radiator, carpeted flooring.



KITCHEN (3.11m x 2.65m)

Modern fitted kitchen with wall and base units. Integrated oven, halogen hob and extractor hood, washing machine. Vinyl flooring. Window to rear. Door to rear garden.



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First Floor

Carpeted flooring. All rooms lead off, loft access.

SHOWER ROOM (1.95m x 1.96m)

Built-in under-sink vanity units, WC, corner shower. Window to rear. Tiled flooring and radiator.



BEDROOM ONE (3.63m x 2.94m)

Double bedroom with window overlooking rear garden. Built-in double wardrobes, one housing the central heating boiler. Radiator, carpeted flooring.



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BEDROOM TWO (3.63m x 2.98m).

Another double bedroom with window overlooking front garden. Built-in double wardrobes x 3. Radiator, carpeted flooring.



STUDY (2.20m x 2.55m)

Small room with lots of built-in storage, window to the front, carpeted flooring and radiator.



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OUTSIDE

Externally there is an enclosed front garden and private enclosed rear garden, each laid in slabs for easy maintenance. Both are suntraps. There are two external stores at the rear (one housing the C.H. boiler). Rotary clothes dryer. Parking available close by.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are based on the information available to the advertiser at the time of going to press. MacHardy, Alexander & Whyte (2024)

VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation



Whilst these particulars are believed to be correct
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