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

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).

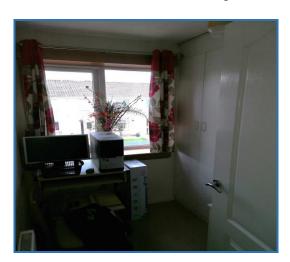
Another double bedroom with window overlooking front garden. Built-in double wardrobes x 3. Radiator, carpeted flooring.





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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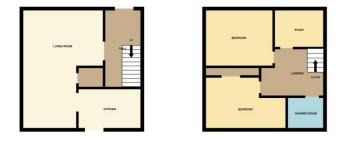
OUTSIDE

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



While every attempt has been made to ensure the accuracy of the troopdar contained have, measurements and doors, weldness, measurements and one expension and one expension on ensurements ensurements on ensurement. This plan is to initiative parpoises only weld should be used to such by well prospective particular. The services, services and opponnets show have not been taxed and no parameter as to their opponting or effortancy can be plan.

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

ENTRY: By negotiation

Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.

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