

**96 Dundee Road, Forfar, Angus, DD8 1HZ**



**Offers Around £62,000**

This recently refurbished ground floor flat is situated in town of Forfar. The property is in walk-in condition and would make an ideal first time buy or buy to let. Close to amenities and within walking distance of the town centre.

Accommodation comprises:- Living Room/Kitchen, Wet Room, Double Bedroom.

Outside:- Externally there is a small front garden and small back garden laid in gravel with rotary dryer an outstate store and a small grassed area. There is a single garage with electricity and off-street parking.

Gas Fired Central Heating, Double Glazing, Energy Performance Rating:- D C/Tax Band:- A



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ACCESS

Communal access from the front and the rear of the property with both the front and back doors being of composite nature which both lock and all owners have their own keys. Composite door to property.



## LIVING ROOM/KITCHEN (5.03m x 4.77m)

Spacious, bright open plan living room/kitchen with new kitchen with wall and base units. Integrated electric hob, oven and extractor hood. Gas boiler located in one of the kitchen cupboards, plumbed for washing machine. 2 x windows to the front, 2 x radiators and laminate flooring.



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## HALLWAY

Door to internal hallway rooms off. Laminate flooring and radiator.



## BEDROOM ONE (3.15m x 3.30m)

Double room to the rear with window looking to rear garden. Built-in shelved storage cupboard, 4 upper storage cupboards. Radiator and laminate flooring.



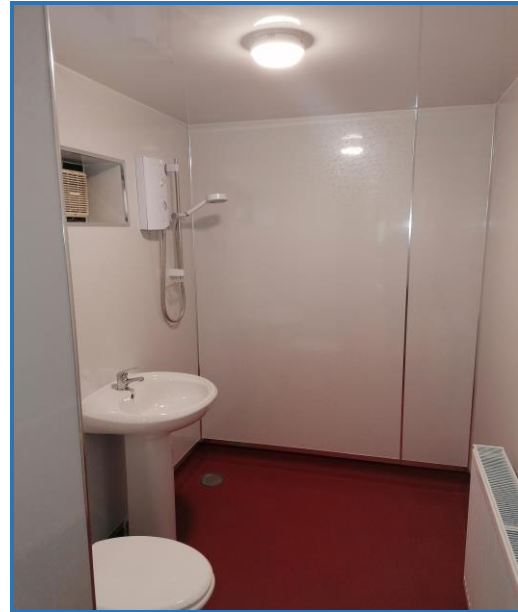
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## WET ROOM (1.65m x 1.30m)

Wet room with electric shower, we and sink. Storage cupboard , radiator, window and extractor fan.



## OUTSIDE

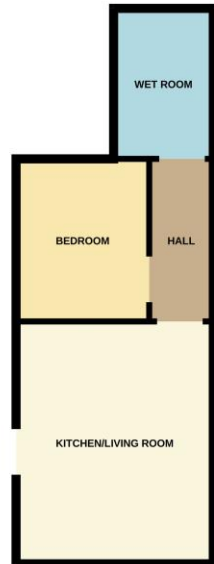
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. © Machardy & Whyte 2022

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

**ENTRY:** By negotiation



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