

**11 Victoria Street, Forfar, Angus, DD8 3HU**



### **Offers Over £50,000**

This one-bedroomed terraced house, whilst requiring modernisation would make an ideal first-time buy or investment opportunity. Located within walking distance of Forfar Town Centre, close to all amenities. The A90 is close by allowing easy access for commuting further afield. Parking is on street.

Accommodation comprises:- Living Room, Kitchen, Bathroom, Large Double Bedroom.

Electric Heating, Double Glazing, Energy Performance Rating:- F      C/Tax Band:- A



71 CASTLE STREET  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH

Composite door leads into small vestibule. Door to living room.

## LIVING ROOM (5.08m x 3.92m)

Bright living room with 2 x windows to the front. Feature fire place with electric fire. Wall heater, laminate flooring. Door to inner hallway and Kitchen. Under stairs storage,



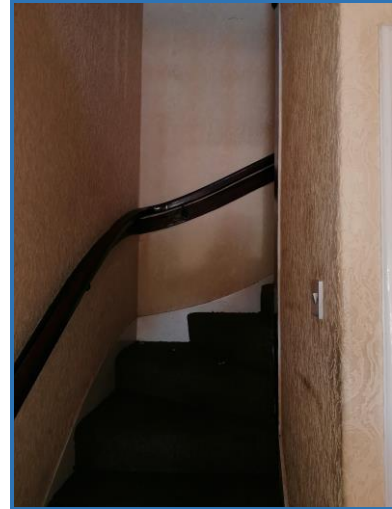
## KITCHEN (2.00m x 2.00m)

Wall and base units, sink, electric cooker and plumbed for washing machine. Vinyl flooring and window to front.



## Stairs to First Floor.

Carpeted flooring, access to attic and rooms off. There is a large under stairs storage cupboard.



## BATHROOM (2.40m x 1.67m)

WC, Bath with electric shower, sink, carpeted flooring, wall heater, window to front.



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## BEDROOM ONE (5.08m x 3.82m)

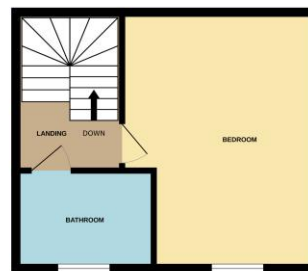
Large double room to the front with windows looking over Forfar to Balmashanner. Electric wall heater and carpeted flooring.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING:** By appointment with the subscribers,  
MacHardy, Alexander & Whyte, 01307 463593

**ENTRY:** By negotiation

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