

16 Slatefield Rise Forfar, Angus, DD8 1XB



Offers Over £225,000

This well presented, two-bedroom detached bungalow, sitting within a corner plot with views out over the Strathmore Valley and beyond. The neutral interiors offer appealing versatility. The property is in a sought-after modern development, close to all local amenities' shops and transport links. The A90 is close by allowing easy access for commuting further afield.

Accommodation comprises:- Living Room, Kitchen//Diner, Shower Room, 2 Double Bedrooms, En-Suite and Utility Room.

Outside:- The front garden is easily maintained, it is laid in gravel with mature shrubs and patio areas. There is a carport to one side of the property and there is a parking space at the other.

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



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

Entrance to the property is through the back door into the Utility Room.



UTILITY ROOM (4.00m x 1.64m)

The Utility room is fitted with wall and base units, the central heating boiler is located here. There is an alarm system and the keypad is situated at the back door. There is a washing machine, tumble dryer and sink. Carpeted flooring and a radiator. Door into the kitchen and another into the large internal hall.



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INNER HALLWAY

All rooms of the property lead off this. There are two storage cupboards and loft access. The loft is accessed via a loft ladder and is partially floored. The access to the front door is via an internal glazed door into a vestibule, a second alarm key pad is situated here. The front door leads to the front garden.



LIVING ROOM (7.60m at longest x 4.23m at widest point).

Spacious, bright living room with large bay window to the front with stunning views out over the Strathmore Valley and beyond. 2 x windows to the side, feature gas fire and surround. Carpeted flooring and 2 x radiators.



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KITCHEN/DINER (4.90m x 3.95m)

Large fitted kitchen with wall and base units. Integrated double oven, induction hob, extractor hood, dishwasher, fridge and freezer. Ample space for a dining table and chairs. Window to rear. Carpeted flooring and radiator.



BEDROOM ONE (3.74m x 3.78m)

Double bedroom with window to the rear. Built-in double wardrobes x 2. Radiator, carpeted flooring. Access to En-Suite/Wet Room.



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EN-SUITE/WET ROOM (2.00m x 1.92m)

Walk-in shower, WC, sink, extractor fan, ladder towel radiator. Window to the side.



BEDROOM TWO (3.66m x 2.74m)

Double bedroom with window to the front with views out over the Strathmore Valley. Radiator, carpeted flooring.



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SHOWER ROOM (2.13m x 1.83m)

Walk-in shower, WC, sink, extractor fan, ladder towel radiator. Window to the front, carpeted flooring.



OUTSIDE

The front garden is easily maintained, it is laid in gravel with mature shrubs and patio areas. There is a carport to one side of the property and there is a parking space at the other.



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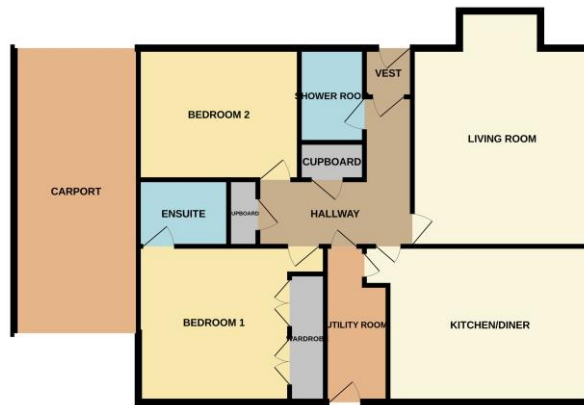
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GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurement, volume, weight and any other such are approximate and no responsibility is taken for any error, omission or misstatement. This does not constitute a contract and the purchaser is advised to seek the professional assistance of a qualified surveyor or architect. The above information has not been tested and no guarantee can be given. Measurements are approximate.

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

ENTRY: By negotiation

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they are not warranted and do not form part of any Contract.
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