

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



32 Canmore Street, Forfar, DD8 3HT

- Terraced Villa
- Lounge
- Kitchen Dining
- Bathroom
- 2 Bedrooms
- Double Glazing
- Small Garden to Rear
- Centrally Located
- EPC F

Offers over £57,500 (HR Value £65,000)

Terraced Villa in central location, convenient for all local services and amenities, including supermarkets, bars, cafes, major supermarkets, schools and public transport. Forfar is convenient for easy access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious accommodation over two floors and whilst in need of some upgrading the excellent potential.

The Home Report valuation on this property is 65,000.00. Details of the Home Report can be accessed at:-

<https://www.taysidepropertyonline.com/property/32-canmore-street-forfar-dd8-3ht/#homeReport21230>

<http://www.packdetails.com/notify.htm?sr=hp46/HR/045096>

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."

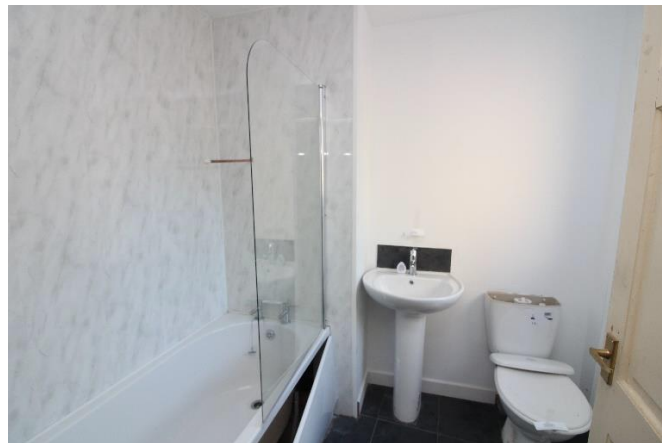
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Externally there is a small garden to rear.

Lounge:	Approx. 4.9m x 5m
Kitchen/Dining:	Approx. 3m x 5m
Bathroom:	Approx. 2m x 2.15m
Bedroom1:	Approx. 3.7m x 2.8m at widest.
Bedroom 2:	Approx. 3.66m x 2.82m at widest.







GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 a guide by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/2024



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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