



16D Market Street, Forfar, DD8 3EY
Fixed Price £49,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented one bedroom top floor flat situated in a well established residential area within easy reach of the town centre with its wide variety of amenities including supermarkets, shops, bars, restaurants, take-aways, leisure and recreation facilities and public transport links.

The subjects are in ready to live in condition and benefit from double glazing, new panel heaters; new floor coverings, fresh décor and security entry.

Accommodation comprises hallway with connecting doors to all rooms; bright and airy lounge; galley style kitchen fitted with base and wall mounted units with complementary worktops and contrasting splashback tiling, integrated electric hob and oven with extractor hood over; generous double bedroom; and bathroom with W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling, heated towel rail and built in storage facilities.

This particular property would make an ideal starter home and early viewing is recommended.

- **Popular Location Close to Many Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Impressive Stairwell**
- **Private Mail Box**
- **Move in Condition**
- **Ideal Starter Home**



Chamber Practice 

It is known as the home of the bridie and Forfar, along with a cluster of nearby Strathmore villages, plays a central role in Angus life. The traditional market town is the administrative hub of the region, enjoying all the facilities you would expect of a community with around 14,000 residents. In addition to shops - bakers included, naturally - Forfar enjoys a leisure centre, swimming pool, golf course, an Academy and primary schooling and a professional football team playing at Station Park.

The town, once a major textile centre, was bypassed by the A90 dual carriageway linking Aberdeen and Dundee back in the late 80s.

Five miles away, the biggest of the many villages in the county is Letham, with its many active clubs and societies, and other smaller communities owing their existence to farming include Tannadice, Kingsmuir on the road to Carnoustie and Guthrie, which is equidistant from Forfar, Arbroath and Brechin.



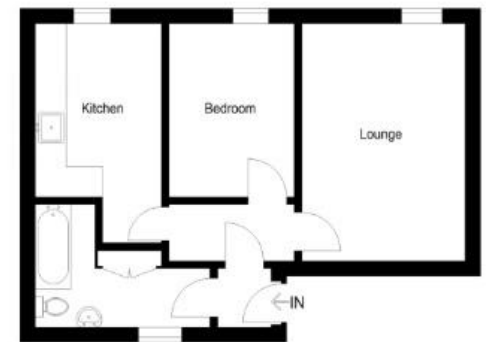
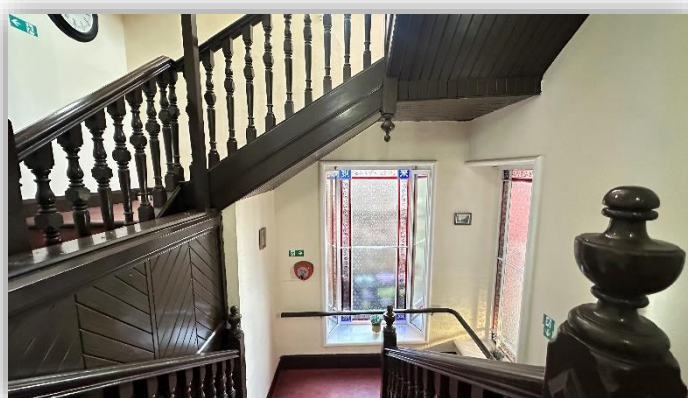


Illustration For Identification Purposes Only. Not To Scale (ID:1144138 / Ref:89575)



Included in the sale are all carpets and floor coverings, integrated hob and oven.