

**11 Coutties Wynd, Forfar, Angus, DD8 2EU**  
**CLOSING DATE OF 17<sup>TH</sup> JANUARY 2025 AT 12 NOON**



**Offers Over £125,000**

Located in the town centre, this semi-detached villa would make an ideal family home, first time buy or rental investment. Recently renovated with new kitchen, bathroom, CHS and windows, 11 Coutties Wynd is close to shops and local amenities and within the catchment area for Strathmore Primary School. The property is also well located for commuting further afield with the A90 Dual Carriageway giving easy access to Dundee and Aberdeen.

Accommodation comprises:- Living Room/Kitchen, WC, Bathroom, x 3 Bedrooms.

Outside:- Front - south facing garden incorporating patio area, drying green and borders with mature shrubs. Single garage. Pathway to house. Rear - pathway with borders and bushes.

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



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

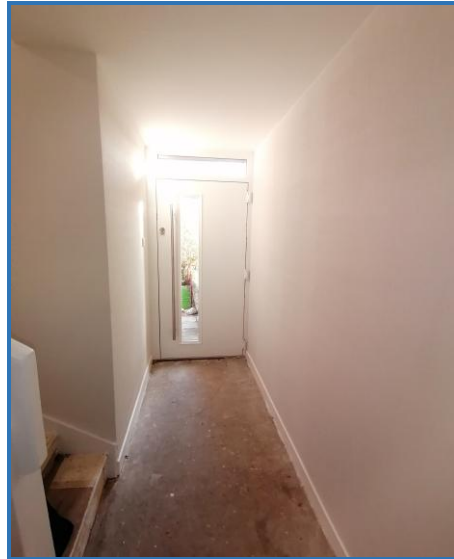
Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## Ground Floor

### ENTRANCE HALLWAY

Composite door into hallway. Stairs to lower and upper floors. Door to garden.



## First Floor

There are two storage cupboards, one housing the new boiler and one with the electric meter. Loft access is via a hatch.



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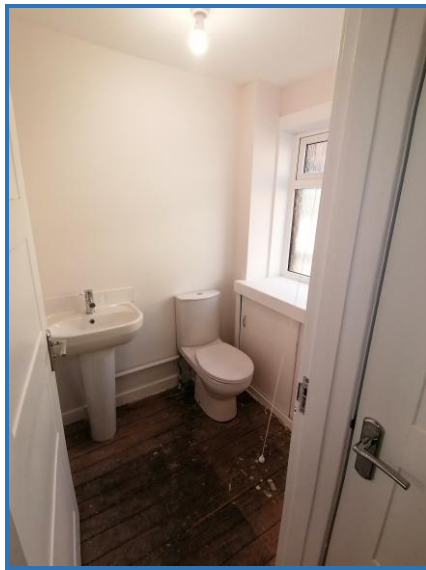
## LIVING ROOM/KITCHEN (7.60m x 5.58m)

Large bright room with x 3 windows to the front and x1 to the side. Doorway to balcony. The modern kitchen has wall and base units, an integrated induction hob and electric oven and extractor hood. Open fire and surround in Living Room; radiator.



## W/C (1.45 m x 1.65m)

New W/C and sink; window to the rear. Under window storage; radiator.



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## Lower Floor

### **BEDROOM ONE** (2.50m x 1.48m)

Single room with window to the side. Built-in mirrored wardrobes; radiator.



### **MASTER BEDROOM** (3.00m at widest x 3.70m)

Double room with x 2 windows situated to the rear of the property. Built-in mirrored wardrobes; radiator.



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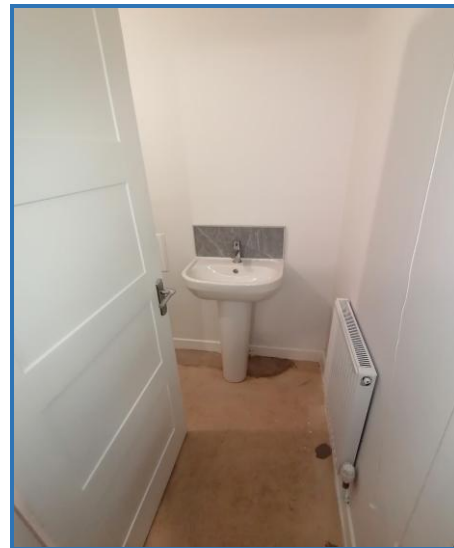
## **BEDROOM TWO** (2.50m at widest x 2.67m)

Double room to the rear with window and door to back garden. Storage cupboard; radiator.



## **BATHROOM** (2.50m x 1.48m)

Modern bathroom with window to rear. Part wet-walled; bath with electric shower over, W/C and sink; radiator.



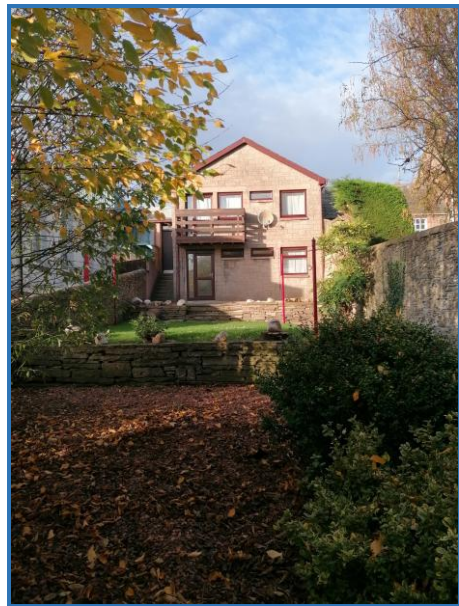
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## OUTSIDE

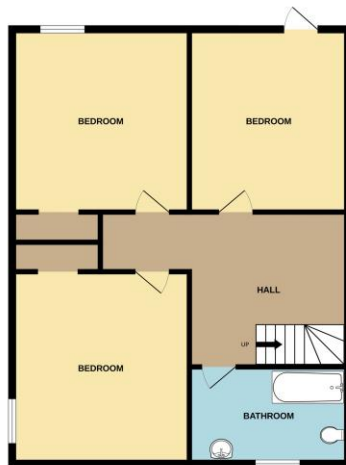
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GROUND FLOOR



1ST FLOOR



Whilst 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 such by any prospective purchaser. The services, systems and appliances shown have not been 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

**Whilst these particulars are believed to be correct  
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