



**Thorntons**  
The right way to move

30 Strathmore Court, Kirkton  
Place, Forfar DD8 2DX

 1	 1
 1	 B



## Summary

Spacious 1st floor apartment which forms part of a purpose built block for persons over the age of 60 years, accessed via security entry system and benefits from double glazing, electric central heating. Will be sold with floor coverings, blinds and light fittings included. Comprises: lounge/dining room with Juliet style balcony and French doors, fitted kitchen with integrated electric hob, oven, extractor hood and freestanding fridge and freezer, double bedroom and modern walk-in shower room. Please note there are age restrictions in place and a management charge.

## Features

- Spacious 1 Bedroom First Floor Apartment
- Lounge / Dining Room with Juliet Balcony
- Fully fitted kitchen
- Double Bedroom with Fitted Wardrobes
- Walk in Shower Room
- Lift Facility & Security Entry System
- Electric Storage Heating; DG; EPC - B
- Shared access to courtyard & gardens
- Warden, Residents Lounge
- Age Restrictions Apply

## Room Measurements

Lounge/Dining Room: 7m x 4.1m (23' 0" x 13' 5")

Kitchen: 3.5m x 1.8 m (11'6" x 5'11")

Double Bedroom: 3.9m x 3.2m (12' 10" x 10' 6")

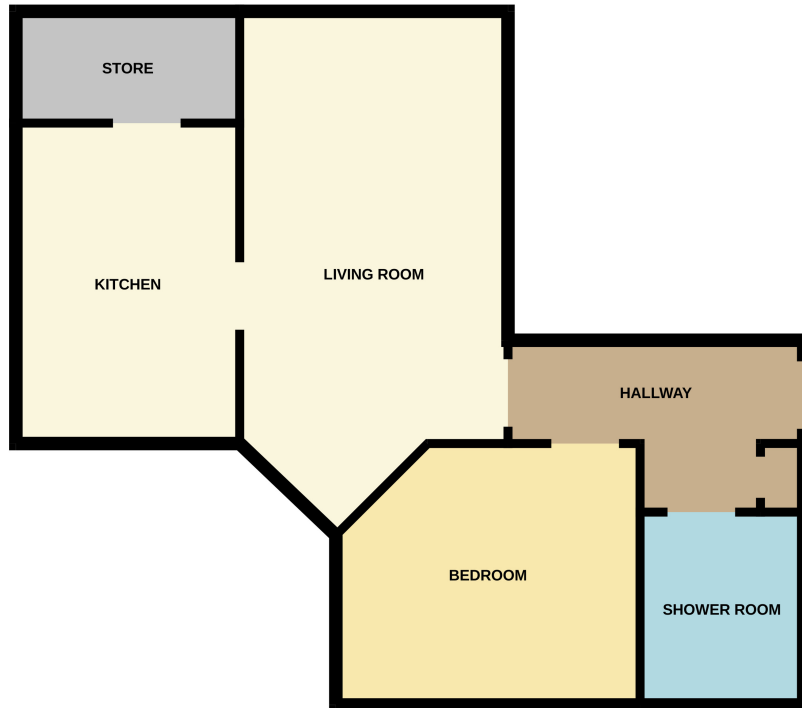
Shower Room: 2.6m x 2m (8' 6" x 6' 7")

Boiler/Storage Cupboard: 1.85m x 1.75m (6' 1" x 5' 9")



# Floorplan

FIRST 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 misstatement. 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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