



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

www.machardy.co.uk



162 Dundee Loan, Forfar, DD8 1EB
Offers Over £150,000

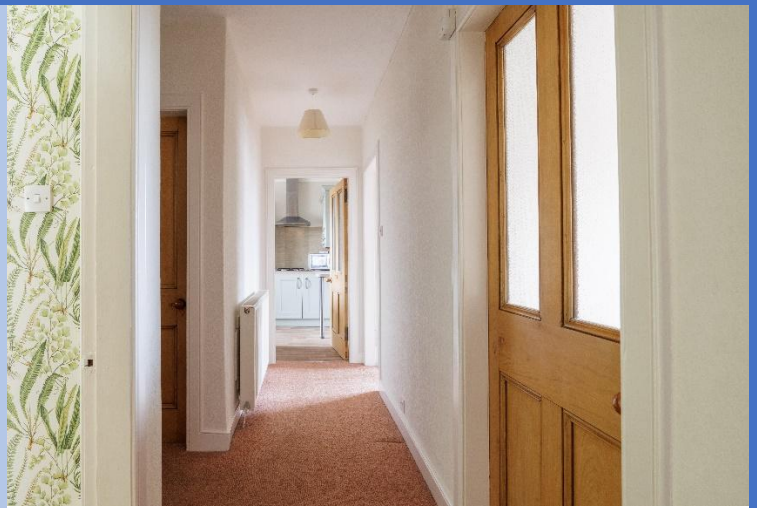
- Well presented first and attic floor maisonette in desirable central location
- 3 bedrooms
- Lounge
- Kitchen
- Bathroom
- Attic room / 4th bedroom
- Large rear garden area with ample parking
- Double detached garage
- Timber summerhouse
- External store
- Gas central heating
- Double glazing

This first and attic floor maisonette is well presented and enjoys a desirable location close to the centre of Forfar. The property is in good decorative order throughout and benefits from a large rear garden / courtyard with ample space for parking and a double garage.

First Floor

Entrance vestibule

Entrance into hallway with all rooms off. Carpet, radiator.



Kitchen (3.83mx2.62m)

Modern fitted kitchen with integrated fridge, washing machine, double oven, gas hob & extractor. Storage cupboard housing boiler. Window to rear.



Living Room (3.84mx3.52m)

Large, bright living room with window to front. Built in unit, carpet, radiator.

Bathroom (2.42x2.05m)

WC, bath with shower over, sink, radiator, carpet, vanity unit, window to rear.



Master bedroom (4.98mx2.17m)

Large double bedroom with two windows to the front. Built in mirrored wardrobes, radiator.

Bedroom 2 (3.85mx3.53m)

Second double bedroom with window to rear. Walk in cupboard, radiator, carpet.

Bedroom 3 (3.55m x 2.56)

Another good sized bedroom with window to front. Laminate flooring, radiator.

Attic Floor

Loft Room / 4th Bedroom (5.30mx3.20m)

Large attic room with 2x velux windows, walk in dressing room / store, carpet.

External

To the rear of the property there is a garden and courtyard area with ample off street parking space and a double garage. Additionally, there is a timber summerhouse and separate outhouse with WC.



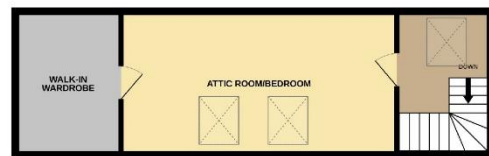




GROUND FLOOR



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

ENTRY By negotiation

Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.