

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Strathmore Court, Kirkton Place, Forfar DD2 2DX

- **Ground Floor Flat with Direct Access to Communal Gardens**
- **Entrance Hallway and Large Airing Cupboard**
- **Lounge/Dining Room**
- **Modern Kitchen**
- **Modern Bathroom**
- **Double Bedroom with Fitted Wardrobes**
- **Electric Heating & Double Glazing, EPC B**
- **Laundry, Guest Suite & Residents Lounge**
- **Secure Entry System, Residents Parking**
- **Landscaped Communal Gardens**
- **Close to all Central Amenities**

FIXED PRICE £79,500 (HR Value 95K)

This ground floor apartment is situated within the popular McCarthy & Stone retirement development in a central location within the County town of Forfar. All local amenities are within convenient walking distance including supermarkets, independent retailers, bars, cafes and bus routes.

The property offers spacious and well-proportioned accommodation at ground floor level with the added benefit of internal access through the communal areas and having a double glazed door leading to the well communal gardens to side.

The subjects are in good decorative order and benefit from electric heating, double glazing, modern fitted kitchen and bathroom with shower.

The development hosts a visitor's room, internal lift, laundry room and a large residents lounge.

There are monthly charges which cover buildings insurance, maintenance and part-time warden. There are beautifully maintained communal gardens and residents parking.

Age Restrictions and Property Management Fees apply.

Recently decorated and recarpeted.

This is an excellent example of the house style and viewing is essential to fully appreciate.

Entrance Hallway: Large walk in shelved storage cupboard also housing electric boiler, fuse box and electricity box.

Lounge/Dining: Approx. 6.7m x 3.3m. An excellent sized public room. Double glazed picture window and door leading to the garden. Feature fireplace with electric fire with marble inset.





Kitchen:

Approx. 2.32m x 2.2m at widest. Fitted with modern floor, wall and drawer units. Tiling to splash back. Integral oven, hob and extractor hood. Space for further appliances. Double glazed window to garden. Stainless steel sink and drainer with mixer tap.



Bedroom:

Approx. 2.77m x 4.3m Well-proportioned double bedroom. Double glazed window looking to garden. Folding door mirror fronted double wardrobe.



Bathroom:

Approx. 1.76m x 2m. Three piece white suite comprising WC, wash hand basin in fitted unit and bath. Shower over bath with shower screen. Fully tiled. Extractor fan. Dimplex booster radiator. Heated towel rail.



Residents Lounge:

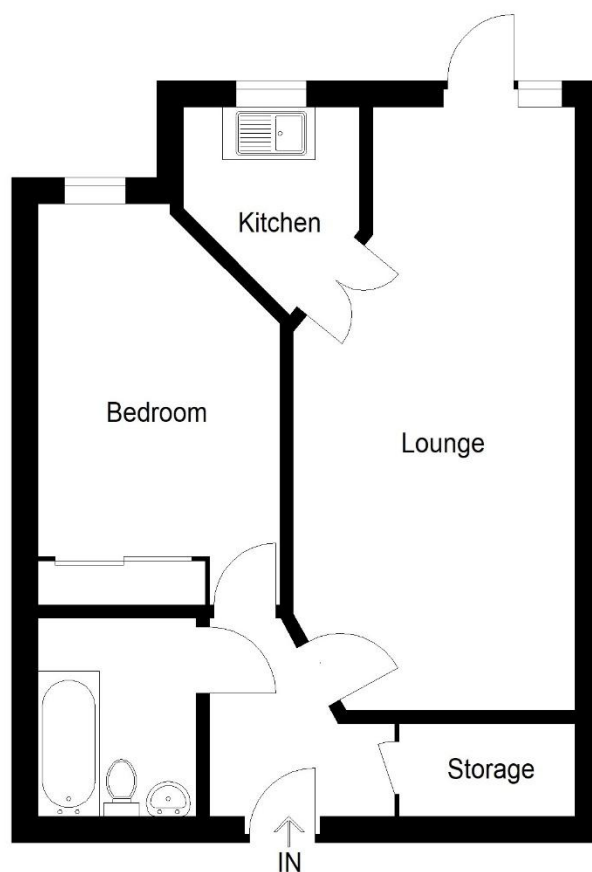


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