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**45 Potters Park Crescent
Forfar
DD8 1HH**

Offers over £225,000

- **Detached Dwellinghouse**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Three Bedrooms**
- **Shower rooms**
- **Conservatory**
- **Gas Central Heating**
- **Double Glazing**
- **Front and rear Gardens**
- **Garage and driveway**

While all Particulars regarding the subjects are believed to be correct they are not guaranteed and do not constitute or form part of an offer or a contract. The availability of Particulars does not imply that the subjects are still available and all information that is given is subject to verification through personal investigation by interested parties and neither W. & J.S. Gordon nor any member of their staff have authority to make any representation or give any warranty regarding the subjects described. No responsibility can be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

This attractive detached dwellinghouse is located within walking distance of shops and local amenities. The property benefits from double glazing and central heating and also has a garage and driveway. Viewing is highly recommended.

Ground Floor

Hall 1.2m x 4.5m (3ft 11" x 14ft 9") Cupboard. Radiator.

Lounge: 3.6m x 4.3m (11ft 10" x 14ft 1") Window with venetian blinds and curtains facing onto front garden. Fireplace with electric coal effect fire.



Kitchen: 3.7m x 2.76m (12ft 2" x 9ft) Window with roller blind facing onto rear garden. Stainless steel sink, electric cooker and extractor fan, floor and wall mounted units, washing machine, tumble drier, fridge freezer. Radiator. Door with glass panel and blind giving access into rear garden.



Bedroom 1:

3.1m x 3.1m (10ft 2" x 10ft 2") Window with vertical blinds and curtains facing onto the front garden and drive. Built in wardrobe with shelves and hanging rail. Radiator.

**Shower Room:**

1.98m x 1.85m (6ft 6" x 6ft) Wash Hand Basin, WC and shower cubicle, medicine cabinet. Radiator.

**Dining Room:**

4.3m x 3.8m (11ft 10" x 12ft 6") Radiator and leads onto the Conservatory.



Conservatory: 2.94m x 3.25m (9ft 8" x 10ft 8") Faces onto rear garden. Erected by Mozolowski and Murray, Kinross. Radiator.



FIRST FLOOR

Upper landing with access hatch to the attic. The attic is not floored.

Bedroom 2: 2.6m x 4.1m (8ft 6" x 13'4") Window with vertical blinds and curtains facing onto the front garden. Two built in wardrobes. Radiator.



Bedroom 3: 3.5m x 2.7m (11ft 6" x 8ft 10") Window with roller blinds facing onto rear garden. Two cupboards. Radiator.



Shower Room:

1.54m x 2.1m (5ft x 6ft 11") Wash Hand Basin, WC and electric shower with cubicle. Radiator.



Floor plan not to scale and for guidance purposes only

Extras:

The electric cooker and hob and extractor fan, the washing machine, tumble drier and fridge freezer in the kitchen and the electric coal effect fire in the lounge and the carpets in the house are included in the sale.

Outside:

At the front there is a garden with flowers and bushes and a lawn. Garage. At the rear there is a garden with a lawn, clothes poles, garden shed, greenhouse, trees and shrubs and gravel area.



Entry and occupation

By arrangement.

Viewing

To be arranged through Agents.

Price

Offers over £225,000 should be lodged with the Selling Agents.


Agents

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DD8 2EG

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Notes:

- (1) While the above Particulars are believed to be correct, they are not guaranteed and any measurements given are for descriptive purposes only.
- (2) None of the systems or appliances have been tested.
- (3) **For information about the procedure to view the Home Report contact the above agents.**
- (4) The Energy Performance Certificate rating is D.
- (5) We are  TSPC members.