

W. & J.S. GORDON

Solicitors & Notaries

Tel: (01307) 462188

Fax: (01307) 467571

Albion House, 52 East High Street,

Forfar, Angus, DD8 2EG

DX 530676

www.wjsgordon.co.uk

Email info@wjsgordon.co.uk



17 Taranty Road

Forfar

DD8 1JY

Offers Over £130,000

- **End-Terraced Dwellinghouse**
- **Lounge**
- **Three Bedrooms**
- **Kitchen**
- **Shower room**
- **Toilet**
- **Garden and Garage**
- **Gas Central Heating**

End-Terraced house in a popular residential area. May suit a variety of purchasers and viewing is highly recommended. Conveniently situated within walking distance of Langlands Primary School, a Spar shop and post office and other shops. The property benefits from double glazing and gas central heating.

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be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

Ground Floor

Hall: 1.96m x 1.4m (6ft 5" x 4ft 7") Storage cupboard with electric power under the stair. Radiator.



Lounge 4.17m x 4.12m (13ft 8" x 13ft 6") Glass panelled door from the hall. Two double glazed windows. The larger window has curtains and vertical blinds and faces onto the front garden. The smaller window has vertical blinds and faces onto the drive. Gas fire. Cupboard. 3 light ceiling fitting. Radiator.



Kitchen: 4.29m x 3.03m (14ft x 9ft 11") Two double glazed windows. The larger window has vertical blinds and faces onto the rear garden. The smaller window faces onto the area at the side of the house. Stainless steel sink and drainer. Wall and floor mounted units. Gas cooker and hob. Beko washing machine. Indesit dishwasher, Lec fridge/freezer. Cupboard. Timber lined ceiling with downlighters. Radiator. Door into back garden.



Shower Room

1.85m x 1.89m (6ft x 6ft 2") with panels on wall and ceiling. Wash hand basin and WC. Shower with shower cubicle. Cupboard. Heated towel rail.



First Floor

Upper Hall with hatch to attic.



Toilet:

0.93m x 1.42m (3ft x 4ft 8") Wash hand basin and W.C.



Bedroom 1:

4.32m x 3.27m (14ft 2" x 10ft 9") Two double glazed windows. The larger window has curtains and vertical blinds and faces onto the front garden. The smaller window has curtains and vertical blinds and faces onto the drive. Two built in cupboards with hanging rails and shelves. Radiator.



Bedroom 2:

3.5m x 3.9m (11ft 6" x 12ft 9") Two double glazed windows. The larger window has curtains and vertical blinds and faces onto the rear garden. The smaller window has curtains and vertical blinds and faces onto the area at the side of the house. Radiator.



Bedroom 3:

3.66m x 2.9m (12ft x 9ft 6") A double glazed window with curtains and vertical blinds and faces onto the rear garden. Built in cupboard with hanging rail and shelf. Radiator.



GROUND FLOOR



FIRST FLOOR

Floor plan not to scale and for guidance purposes only

Extras

Carpets, and blinds. Gas cooker and hob. Beko washing machine. Indesit dishwasher and Lec Fridge/Freezer.

Outside

Easily maintained front garden. Garden at the rear has a lawn and bushes. Summerhouse and Shed. Garage 2.72m x 5.66m (8ft 11" x 18ft 7").



Entry and occupation

By arrangement.

Viewing

To be arranged through Agents.

Price


Offers over £130,000 should be lodged with the Selling Agents.

Agents

Messrs. W. & J.S. Gordon,
Solicitors,
Albion House,
52 East High Street,
FORFAR.
Angus.
DD8 2EG
DX 530676 FORFAR

Tel: 01307 462188 Fax: 01307 467571
Email: info@wjsgordon.co.uk

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 C.
- (5) We are  **TSPC** members.