



Thorntons
The right way to move

11 Strathmore Court Kirkton
Place, Forfar, Angus DD8 2DX

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Summary

A bright ground floor apartment which forms part of a purpose built block for persons over the age of 60 years for single occupancy, or in the case of joint occupancy, at least one occupant to be over 60 years, the other to be over 55 years of age accessed via security entry system. This comfortable home benefits from double glazing, Electric central heating with Sunflow Clean Age radiators, installed in 2021 and will be sold with floor coverings, blinds and light fittings included. Accommodation comprises: lounge, fitted. Externally there are shared landscaped gardens with an outdoor seating area and parking facilities. In addition there is a residents' lounge, warden facilities, lift, guest room, laundry room and a refuse area.

Features

- Bright 1 Bedroom Ground Floor Apartment
- Lounge with door to garden
- Fully fitted kitchen
- Double Bedroom with mirrored wardrobes
- Walk in Shower Room
- Double Glazing & Electric CH, with Sunflow Radiators
- Lift Facility & Security Entry System
- Shared access to a sunny rear courtyard & gardens
- Warden, Residents' Lounge & Laundry
- Age Restrictions Apply
- EPC B

Room Measurements

Entrance Hall: 1.2m x 2.5m (3' 11" x 8' 2")

Lounge: 3.8m x 5.3m (12' 6" x 17' 5")

Bedroom: 2.6m x 4m (8' 6" x 13' 1")

Kitchen: 2.3m x 2.2m (7' 7" x 7' 3")

Shower Room: 2.1m x 1.6m (6' 11" x 5' 3")



Floorplan

GROUND 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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