



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

www.machardy.co.uk



**'Tiroran', 16 Turfbeg Crescent, Forfar, DD8 3LN
Offers Over £210,000**

- **Corner plot bungalow in desirable location**
- **2 Double Bedrooms (one en-suite)**
- **Spacious Living Room**
- **Kitchen**
- **Large Utility Room/Reception Room**
- **Shower Room**
- **Sun Room**
- **Gas Central Heating**
- **Double Glazing**
- **Low maintenance Gardens**
- **Driveway with parking for x 2 cars**

Situated within a popular residential area close to Forfar Loch and within walking distance of Town Centre shops and local amenities, 'Tiroran' is also well located for commuting further afield with the A90 Dual Carriageway affording easy access to Dundee and Aberdeen.

Entrance

Entrance via Utility/Reception Room. Wall and base units, laminate flooring, window to the side. Door into main hallway.

Hallway

All rooms lead off. Access to attic. Storage cupboard housing CH boiler. Radiator and laminate flooring

Kitchen (3.29m x 2.82m)

Fitted kitchen with integrated electric oven and gas hob. Storage cupboards. Window to Side.

Living Room (7.79m x 4.29m)

Large bright Living Room with double aspect windows to front and side. Radiators x3 and laminate flooring. Views out over Forfar and Balmashanner. Patio doors to Sun Room.

Sun Room (2.97 x 2.92m)

Views over Forfar and beyond.

Bathroom (3.31m x 3.19m)

Walk-in shower, w/c, bidet, sink. Radiator, laminate flooring. Window to side.

Master Bedroom (4.29 m x 4.11m)

Large double bedroom with windows to the front. Storage cupboards x 2. Radiator. Carpeted flooring. En-suite – w/c and sink.

Bedroom 2 (3.98m x 3.85m)

Second double bedroom with window to rear. Radiator, carpet.

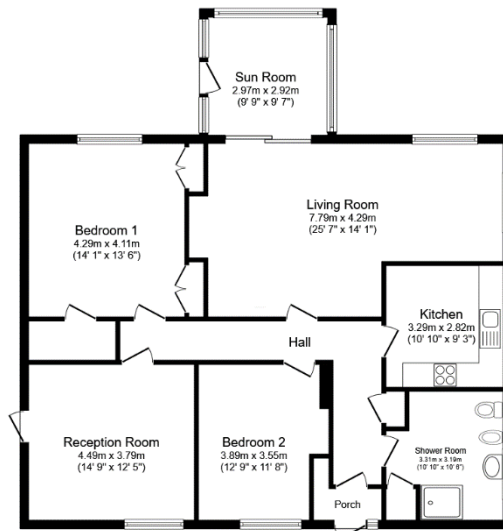
External

Easily maintained wrap around gardens mainly laid to gravel with slabbed patio areas, trees, shrubs and hedge to rear. Surrounding pathway for access. Rotary clothes dryer.

Driveway with parking for 2 cars.







Floor Plan

Floor area 118.8 m² (1,279 sq.ft.)

TOTAL: 118.8 m² (1,279 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ENTRY By negotiation

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