



MacHardy, Alexander & Whyte, W.S.
Solicitors & Estate Agents
www.machardy.co.uk



12 Helen Street, Forfar, Angus, DD8 2HW
Offers Over £135,000

- Mid-Terraced Cottage
- 2 Bedrooms
- Living Room
- Kitchen
- Utility Room/Storage Area
- Shower Room
- Conservatory
- Enclosed small front garden
- Enclosed rear garden
- Gas Central Heating
- Double Glazing

This mid-terraced cottage is in a desirable, quiet location. Located in the west end of Forfar, 12 Helen Street would make a great first time buy, retirement home or investment property. Within walking distance of local amenities and town centre shops.

Entrance

Entrance to the property is through a close to the back. Gate to rear garden. UPV front door.

Hallway

All rooms are accessed off.

Living Room (4.76m x 3.94m)

Bright room to the rear of the property with feature fireplace (electric fire). Two windows to the side. Carpeted flooring. Radiators x 2. Door to Conservatory

Conservatory (3.98m x 2.29m)

Views out to the rear garden. Carpeted flooring. Electric heater.

Kitchen (3.14m x 3.06m).

Kitchen with wall and base units. Standalone cooker. Extractor fan. Storage cupboard. Vinyl flooring. Radiator. Velux window.

Utility Room/Storage Area

Plumbed for washing machine, space for tumble dryer. Central Heating Boiler and shelving. Access to Attic.

Shower Room (2.22m x 1.98m)

W/C, sink and walk-in shower. Extractor fan. Vinyl Flooring. Radiator.

Master Bedroom (5.11m x 3.09m)

Double room with built-in wardrobes and storage above. Vanity area. Windows to front and rear. Carpeted flooring. Radiator.

Bedroom 2 (3.75m x 2.92m)

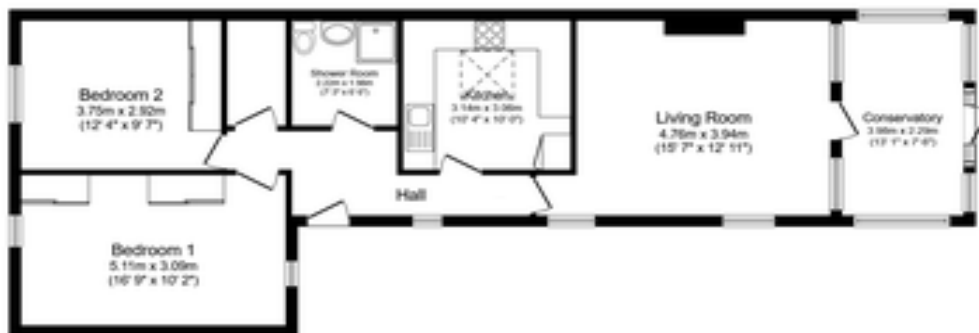
Double room with built-in wardrobes and storage above. Window to front. Carpeted flooring. Radiator.

External

There is a small front garden laid to gravel with potted plants. The enclosed rear garden incorporates a lawn, shrubs, paved and gravel pathways, hedges and patio area. Sheds.







Floor Plan
Floor area 81.7 sq.m. (879 sq.ft.)

Total floor area: 81.7 sq.m. (879 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.co

VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation

MacHardy, Alexander & Whyte
71 Castle Street, Forfar, DD8 3AG

www.machardy.co.uk
Tel: 01307 463593

forfar@machardy.co.uk
Fax: 01307 468507