



**MacHardy, Alexander & Whyte, W.S.**

**Solicitors & Estate Agents**

[www.machardy.co.uk](http://www.machardy.co.uk)



**15 Wyllie Street, Forfar, Angus, DD8 3DN**  
**Offers Over £220,000**

- Terraced Cottage
- 3 bedrooms
- Lounge
- Dining Room
- WC
- Breakfasting Kitchen
- Utility room
- Bathroom
- Enclosed small front garden
- Enclosed rear garden with 4 x sheds
- Gas central heating
- Double glazing

This terraced cottage is in a desirable area. Located in the West End of Forfar, 15 Wyllie Street would make a great family home. Local amenities and town centre are within walking distance.

### **Hallway**

Karndean flooring, radiator, stairs to first floor under stairs storage cupboard.

### **Living Room (5.20m x 3.90m)**

Large room to the front of the property with feature wood burning stove, 2 x window to the front. Carpeted flooring and 2 x radiators.

### **Bedroom 1 (3.47m x 3.30m)**

Bright Double room with wardrobes. Carpeted flooring and radiator. Window to rear

### **2<sup>nd</sup> Reception Room/Dining Room (4.59m x 3.44m)**

Large room, 2 x windows to the front. Carpeted flooring and radiator. Small cupboard housing gas meter and

### **W/C**

W/C and sink, vinyl flooring.

### **Breakfasting Kitchen (3.99m x 3.82m).**

Bright modern kitchen with wall and base units. Integrated Dishwasher, electric over, gas hob, extractor hood, fridge and freezer. Karndean flooring, radiator. Large breakfast bar. Window out to rear garden

### **Utility Room**

Plumbed for washing machine, space for tumble dryer. Central heating boiler, window to side.

### **Stairs to first floor**

2 Storage cupboards on top landing

### **Bathroom (3.45m x 1.82m)**

Modern family bathroom with W/C, sink with vanity unit under, walk in shower and bath. Vinyl flooring and towel radiator. Window to rear.

### **Bedroom 2 (3.84m x 3.14m)**

Double room with built-in wardrobes and storage cupboard and cupboard into eaves. Carpeted flooring and radiator. Window to rear

### **Bedroom 3 (3.90m x 2.82m)**

Single room with built-in wardrobes. Radiator, carpeted flooring and window to the rear.

### **External**

To the front there is a small front garden laid with gravel. The enclosed rear garden is laid with lawn, and a couple of large trees and patio. 3 x sheds and an outside store. Pathway to the side.







GROUND FLOOR



1ST 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING** By appointment with the subscribers, MacHardy, Alexander & Whyte

**ENTRY** By negotiation