



MacHardy, Alexander & Whyte, W.S.
Solicitors & Estate Agents
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105 East High Street, Forfar, DD8 2EQ
Offers Over £55,000

- Large First Floor Flat
- 2 Double Bedrooms
- Living Room
- Large Kitchen
- Bathroom Room
- Storage Heater
- Double Glazing
- Yard to the rear

Situated in central Forfar, this large 2 bedroomed first Floor flat would make a good first time buy or Investment opportunity. Close to all Town Centre shops and local amenities. Requires some updating.

Entrance

UPVC door into stairwell which takes you to the first floor.

Hallway

Electric Storage heater, access to loft area, carpeted flooring.

Living Room (4.62m x 4.12m)

Large bright room with window to front, carpeted flooring.

Kitchen/Diner (5.30 m x 5.18m)

Spacious kitchen/diner with wall and base units. Washing machine, tumble dryer, integrated double oven, hob and extractor. Vinyl flooring. Storage Cupboard and Sky light, window to side.

Utility (2.29m x 1.76m)

Shelving unit and sky light.

Bathroom (2.72m x 2.03m)

Bath with shower over, W/C and Sink. Window to the rear.

Bedroom 1 (4.75m x 3.48m)

Double bedroom to the front with carpeted flooring. Feature fireplace and mantle.

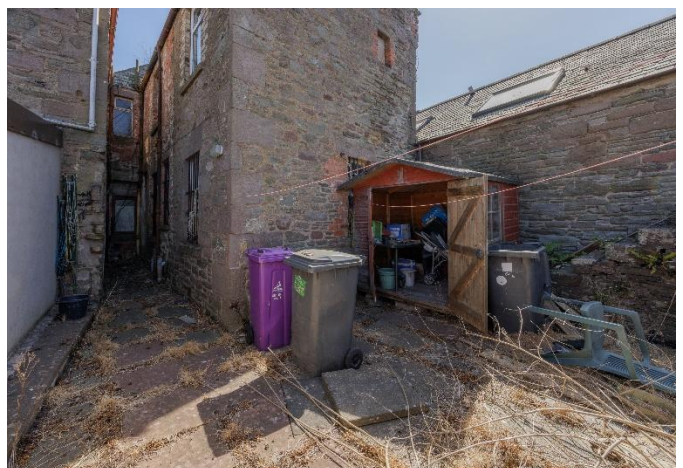
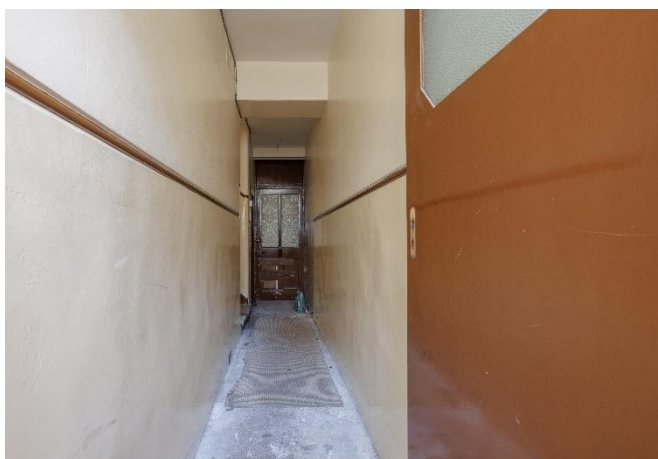
Bedroom 2 (4.22m x 2.75m)

Double room to the rear, window to the side, carpeted flooring. Feature fireplace and mantle.

Externally

There is a yard at the back with shed.





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

ENTRY By negotiation