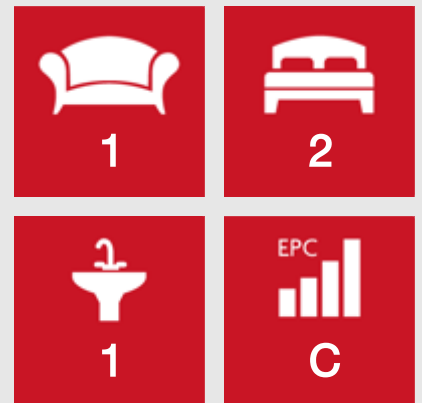




**Thorntons**   
The right way to move

40 St Margarets Park, Forfar,  
Angus DD8 3EB







## Summary

Spacious mid-terraced villa, situated within the highly sought after residential location of Whitehill's in Forfar, and comprises: entrance hallway, bright spacious lounge, kitchen/dining room with integrated electric oven and hob, bathroom and two bedrooms. There is a separate utility area to the rear of property with a door leading to the garden. The comprehensive list of attributes include double glazing, gas central heating and excellent storage facilities throughout. Externally, the property benefits from a private garden to front and a fully enclosed rear garden with a garden store, with off street parking to the rear of the property for 2 vehicles.

## Features

- Spacious Mid-Terraced Villa
- Spacious Lounge with Storage
- Fitted Kitchen with Separate Dining Area
- 2 Double Bedrooms with Integrated Storage
- Bathroom
- Utility area with garden access
- GCH; DG; EPC - C
- Front and rear gardens
- Driveway; Garden Store
- Viewing highly recommended

## Room Measurements

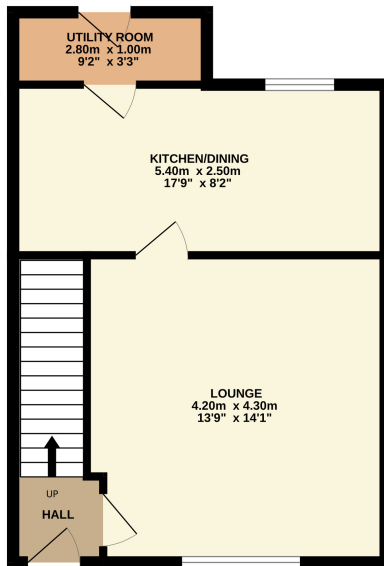
Lounge: 4.3m x 4.2m (14' 1" x 13' 9")  
 Kitchen/Dining Room: 2.5m x 5.3m (8' 2" x 17' 5")  
 Bedroom 1: 4.3m x 3.1m (14' 1" x 10' 2")  
 Bedroom 2: 3.7m x 2.8m (12' 2" x 9' 2")  
 Bathroom: 1.45m x 2.5m (4' 9" x 8' 2")  
 Utility area: 0.9m x 1.5m (2' 11" x 4' 11")



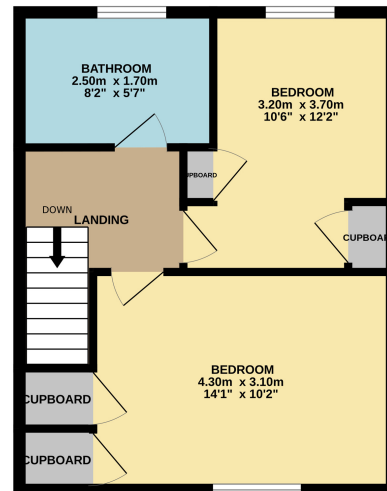


# Floorplan

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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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