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

30 Fruithill, Forfar, Angus, DD8 1JT
Offers Over £55,000

- First Floor Flat
- Double Bedroom
- Living Room
- Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Garden Ground
- Secure Door Entry System
- On Street Parking

30 Fruithill would make a great first time buy or investment opportunity. Forfar Town Centre, shops and local amenities are within walking distance. The property is in good decorative order throughout.

Entrance
Secure door entry into communal stairwell.

Hallway
All rooms lead off. Storage cupboards x 2. Laminate flooring.

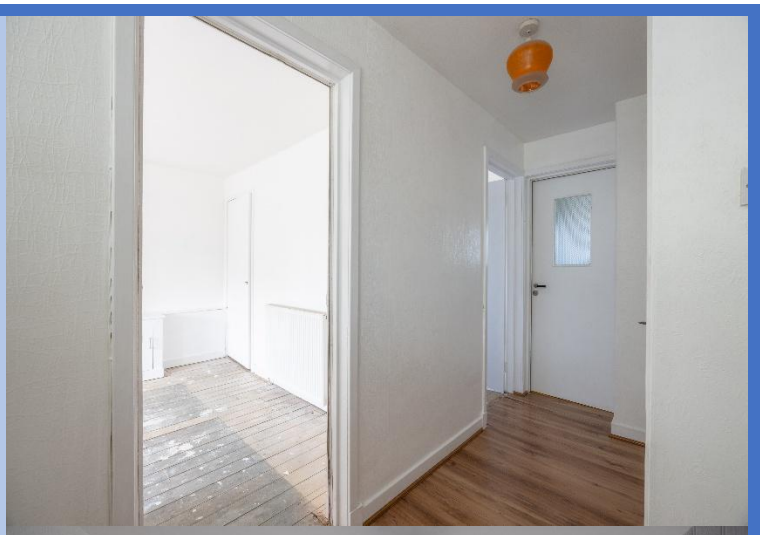
Living Room (4.72m x 3.41m)
Bright room with large window to the front. Storage cupboard housing CH boiler. Radiator. Access to Kitchen.

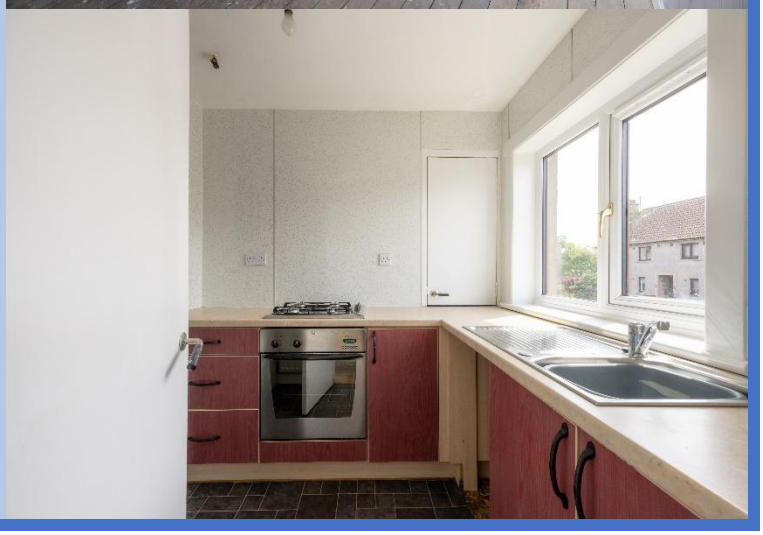
Kitchen (2.56m x 2.20m)
Fitted Kitchen with base units, integrated oven and gas hob. Fridge Freezer. Plumbed for washing machine. Vinyl flooring. Window to the front.

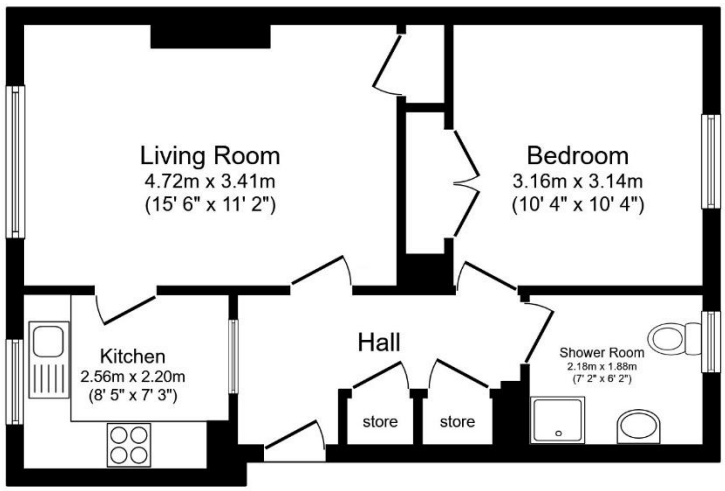
Shower Room (2.18m x 1.88m)
Shower room with W/C, sink and shower. Radiator. Vinyl flooring. Window to the rear.

Bedroom (3.16m x 3.14m)
Double room with built-in wardrobe. Radiator. Window to the rear.

Externally
There are areas of garden ground to the side and rear. The rear garden incorporates drying poles.







Floor Plan

Floor area 46.2 sq.m. (498 sq.ft.)

Total floor area: 46.2 sq.m. (498 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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