



**MacHardy, Alexander & Whyte, W.S.**  
**Solicitors & Estate Agents**  
[www.machardy.co.uk](http://www.machardy.co.uk)



**46 Kemsley Place, Forfar, Angus, DD8 1HD**  
**Offers Over £95,000**

- Terraced Dwellinghouse
- 2 Double Bedrooms
- Living Room
- Kitchen
- Shower Room
- Gas Central heating
- Double Glazing
- Low maintenance gardens & Store
- On street parking



This well presented terraced villa is situated in a popular residential location with convenient access to the town centre and all local amenities including local shops and schools. Access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routed north and south.

### Entrance Hallway

Carpeted flooring, radiator, stairs to first floor.

### Living Room/Dining (5.93m x 3.49m)

Bright room with 2 x radiators, large picture window and door into garden.

### Breakfasting Kitchen (3.57m x 2.75m)

Modern kitchen with wall and base units, integrated extractor hood, storage cupboard, door to front. Radiator, laminate flooring, window to the front.

### First Floor

2 x Storage cupboards

### Shower Room (2.21m x 1.95m)

W/C, sink. And corner shower. Vanity units above and below, tiled flooring, radiator and window to front. Cupboard housing boiler.

### 1 Bedroom (3.48m x 2.96m)

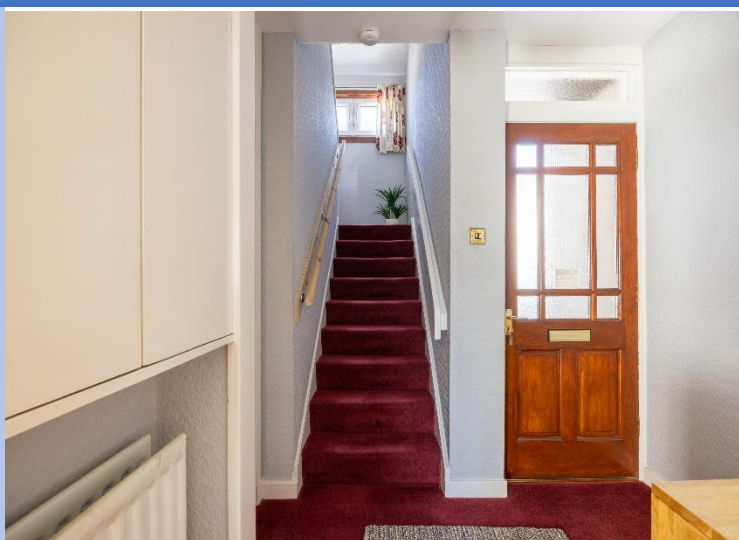
Double room with built-in bedroom furniture. Radiator, and carpeted flooring. Window to rear.

### 2 Bedroom (4.07m x 2.76m)

Double room with built in bedroom furniture. Large walk in wardrobe. Carpeted flooring, radiator and window to the rear.

### Externally

At the front there is an enclosed drying area laid with slabs. To the rear there is a small enclosed rear garden laid with lawn, patio and borders.







GROUND FLOOR  
37.7 sq.m. (406 sq.ft.) approx.



1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (796 sq.ft.) approx.

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

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