



MacHardy, Alexander & Whyte, W.S.
Solicitors & Estate Agents
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CLOSING DATE OF 12 NOON 11TH JULY, 2025



14 Inchgarth Street, Forfar, DD8 3LY
Offers Over £190,000

- Bungalow set in desirable location
- Living Room
- Kitchen
- Dining Room
- 2 Double Bedrooms (one en-suite)
- 1 Single Bedroom
- Bathroom Room
- Gas Central Heating
- Double Glazing
- Mature gardens
- Large Single garage and drive way

Situated within a popular residential area close to Forfar Loch and within walking distance of Town Centre shops and local amenities, 14 Inchgarth Street, is also well located for commuting further afield with the A90 Dual Carriageway affording easy access to Dundee and Aberdeen. Some modernisation is required, could make a fantastic family home.

Entrance

Door into entrance vestibule.

Hallway

All rooms lead off. Access to attic. Storage cupboards x 2. Radiator.

Living Room (5.34m x 4.86m)

Large room with picture window at the front, 2 radiators, electric fire.

Dining Room (4.30m x 2.43m)

Radiator. Arch to Kitchen with door out to rear garden, radiator, storage cupboards x 2.

Kitchen (4.20m x 2.82m)

Spacious fitted kitchen with wall and base units. Extractor hood, plumbed for washing machine and dish washer. Door to side of house.

Bathroom (2.82m x 1.76m)

W/c, sink with vanity under, bath, electric shower over. Towel radiator, vinyl flooring, window to rear.

Master Bedroom (3.73m x 3.11m)

Double room to front, radiator, built-in wardrobes.

En-suite (2.00m x 1.59m)

Shower, sink, vanity under, W/c, window to front and fan.

Bedroom 2 (4.30m x 3.00m)

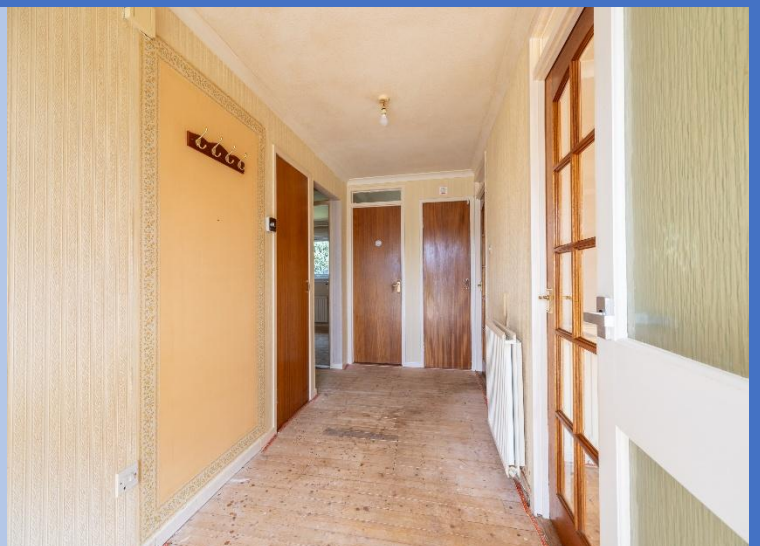
Double room to rear, storage cupboard, radiator, window to rear.

Bedroom 3 (3.10m x 2.56m)

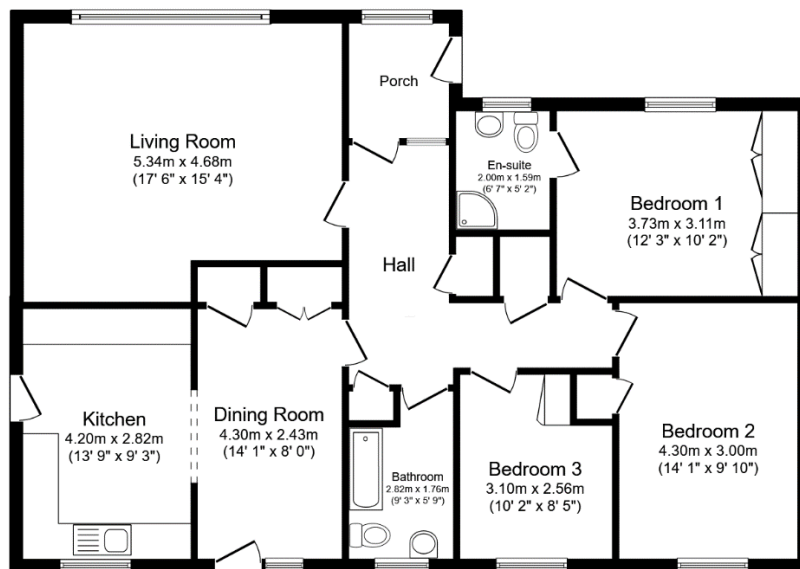
Single room, radiator and storage cupboard. Window to rear.

External

Large single garage and driveway. Front garden with mature shrubs and borders, laid with lawn. Pathway around to side and back of house. Rear garden with ,mature shrubs, patio areas and lawn.







Floor Plan

Floor area 107.8 sq.m. (1,161 sq.ft.)

Total floor area: 107.8 sq.m. (1,161 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