

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



5 Strathmore Court, Kirkton Place, Forfar, DD8 2DX

- **Ground Floor Garden Apartment**
- **Hallway & Large Airing Cupboard**
- **Lounge/Dining**
- **Modern Kitchen**
- **Modern Shower Room**
- **Double Bedroom with Fitted Wardrobes**
- **Double Glazing & Electric Heating, EPC C**
- **Laundry, Guest Suite & Communal Lounge**
- **Secure Entry System, Residents Parking, Landscaped Gardens**

Offers over £105,000

This ground floor apartment is situated within the popular McCarthy & Stone retirement development in a central location within the County town of Forfar. All local amenities are within convenient walking distance including supermarkets, independent retailers, bars, cafes and bus routes.

The property offers spacious and well proportioned accommodation at ground floor level with the added benefit of internal access through the communal areas and having a double glazed door leading to the gardens to side.

The property has been improved and modernised by the present owners with recently installed fitted kitchen with integral oven, hob, extractor hood and dishwasher. Also recently installed shower room and oak rigid vinyl flooring throughout the public areas. Fitted wardrobes and further large storage/boiler cupboard.

The development hosts a guest suite room, laundry room and a large communal lounge.

There are monthly charges which covers general maintenance and part-time warden. Details in Home Report.

This is an excellent example of the house style and viewing is essential to fully appreciate.

Entrance Hallway:

Exterior door. Security entry system. Large cupboard with hot water cylinder.

Lounge/Dining:

Approx. 7m x 3.2m at widest. Spacious public room with double glazed UPVC picture window and exterior door leading to the gardens to side. Space for table and chairs. Feature fire surround with electric flame effect fire.

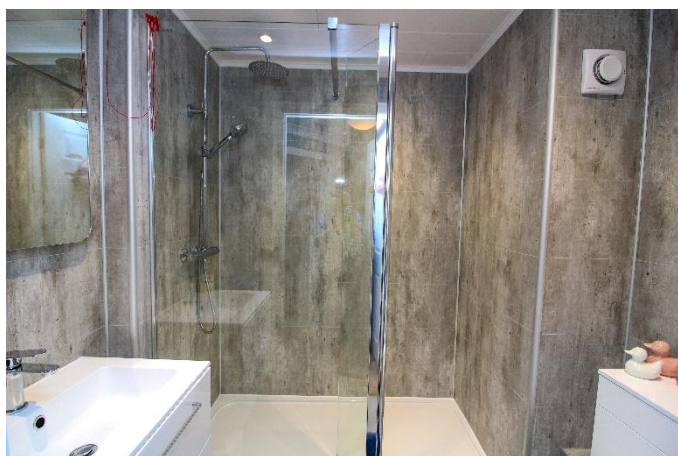


Kitchen:

Approx. 2.31m x 2m. Recently installed quality fitted kitchen with a range of floor, wall and drawer units. Integral oven, induction hob and extractor hood. Recess for fridge/freezer. Ample work surfaces. Polycarbonate sink and drainer with mixer tap. Integral dishwasher. Double glazed window looking to garden.

**Shower Room:**

Approx. 2m x 1.75m. Recently installed three piece white suite comprising WC, wash hand basin and walk-in shower enclosure with handset mixer and raindrop shower. Full wet wall panelling. Low maintenance ceiling and downlighters.



Bedroom:

Approx. 4.75m at widest x 2.82m. Excellent size double bedroom with double glazed window to side. Mirror fronted folding door double wardrobes.



Outside:

Shared landscaped communal gardens. Residents Parking.



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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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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