



**MacHardy, Alexander & Whyte, W.S.**

**Solicitors & Estate Agents**

[www.machardy.co.uk](http://www.machardy.co.uk)



**2 Turfbeg Avenue, Forfar, DD8 3LJ**  
**Offers Over £200,000**

- **Bungalow set in large corner plot in desirable location**
- **Living Room**
- **Kitchen**
- **Dining Room**
- **3 Double Bedrooms**
- **En -Suite**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Large wrap around garden**
- **Double garage and drive way for several vehicles**

This attractive three bedroom property is situated within a popular residential area of the Angus town of Forfar. The town centre, Forfar Academy and Community Campus and Forfar Loch Country Park are all within easy walking distance and the property is also well placed for commuting with the A90 Dual Carriageway affording easy access to Dundee and Aberdeen. The property benefits from a corner plot location with a good sized garden, driveway and double garage.

Whilst a degree of modernisation may be required, this property could be an ideal family home and early viewing is recommended.

### **Entrance**

Door into entrance vestibule.

### **Hallway**

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

### **Living Room** (5.83m x 4.47m)

Large room with picture window at the front, radiator, wood burning stove. Carpeted flooring. Sliding doors to Dining Room.

### **Dining Room** (3.29m x 3.09m)

Window to rear, carpeted flooring, radiator and hatch to kitchen.

### **Kitchen** (3.79m x 3.01m)

Fitted kitchen with wall and base units. Integrated double oven and extractor hood, plumbed for washing machine. Door to small porch then door to garden.

### **Bathroom** (2.47m x 1.84m)

W/C, sink, bath, radiator, vinyl flooring, window to rear.

### **Master Bedroom** (3.61m x 3.27m)

Double room to rear, radiator, carpeted flooring.

### **En-suite**

Shower, sink, W/c, vinyl flooring

### **Bedroom 2** (4.03m x 3.61m)

Double room to front, storage cupboard and built in wardrobes, radiator.

### **Bedroom 3** (3.06m x 2.90m)

Double room, radiator and storage cupboard. Window front.

### **External**

Large corner plot, laid with lawn which runs around the property, patio area at the rear, borders with shrubs. Double garage and driveway for several vehicles.





## 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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**VIEWING** By appointment with the subscribers, MacHardy, Alexander & Whyte

**ENTRY** By negotiation