



**MacHardy, Alexander & Whyte, W.S.**  
**Solicitors & Estate Agents**  
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**118 East High Street, Forfar, DD8 2EQ**  
**Offers Over £52,000**

- First Floor Maisonette Flat
- Double Bedroom
- Living Room
- Kitchen
- Bathroom Room
- W/C
- Gas Central Heating

Situated in central Forfar, this first floor maisonette flat would make a good first time buy or Investment opportunity. Close to all Town Centre shops and local amenities.

### Entrance

Wooden door into stairwell (carpeted) which takes you to the first floor.

### Kitchen (3.03 m x 2.98m)

Fitted kitchen with wall and base units. Boiler, gas cooker, washing machine, fridge freezer. Vinyl flooring, radiator and window to the rear.

### Toilet

W/C, sink and vinyl flooring.

### Living Room (5.09m x 3.12m)

Bright room with 2 x windows to front, carpeted flooring. Stairs up to first floor (carpeted).

### Bathroom (2.95m x 2.46m)

Bath with shower over, W/C and Sink. Window to the rear. Tiled floor, towel radiator and storage cupboard

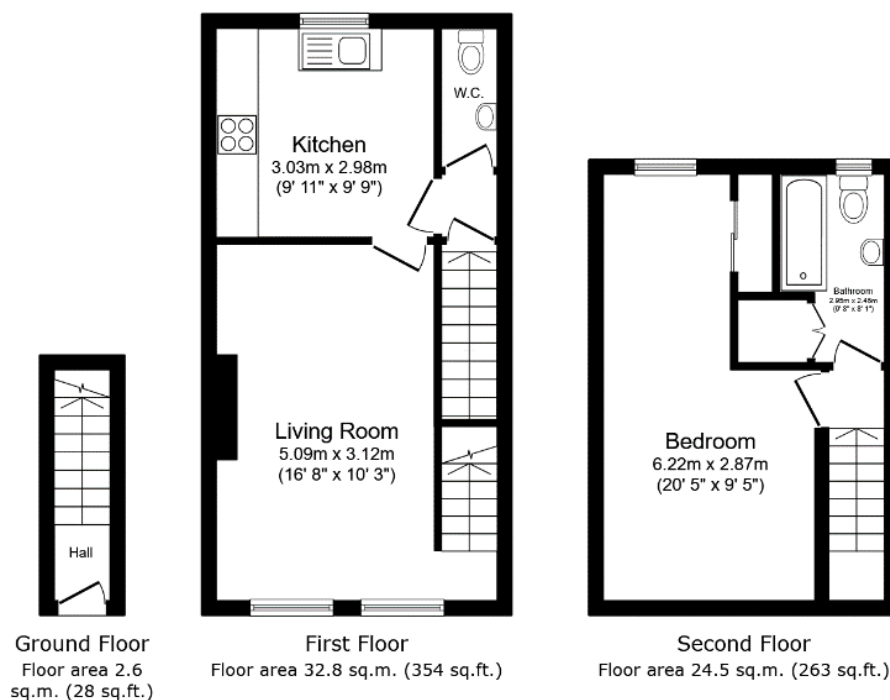
### Bedroom (6.22m x 2.87m)

Large double bedroom to the rear with carpeted flooring, radiator and built in wardrobe. Views out over Forfar and to Balmashanner.









Total floor area: 60.0 sq.m. (645 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](http://www.Propertybox.io)

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

**ENTRY** By negotiation