



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

**Solicitors & Estate Agents**

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



**14 New Road, Forfar, Angus, DD8 2AE**  
**Fixed Price £150,000**

- **Semi-Detached Dwelling house**
- **Living Room**
- **Kitchen**
- **Dining Room**
- **3 Double Bedrooms**
- **Bathroom**
- **WC**
- **Gas Central Heating**
- **Double Glazing**
- **2 x Outside Stores**
- **Single Garage**
- **Front & Rear Gardens**

This Semi-Detached dwelling house would make a great family home or investment property. 14 New Road is within walking distance of local amenities and town centre shops.

### **Front Hallway**

Entrance vestibule. Long Hallway with rooms off. Stairs to first floor. Carpeted flooring, radiator. Understairs storage cupboard.

### **Living Room (4.52m x 4.12m)**

East facing room with large window to front. Original features. Decorative fireplace (nb the gas fire does not work). Carpeted flooring, 2 x radiators.



### **Dining Room (3.42m x 3.36m)**

Window to side with views out to hills. Carpeted flooring, radiator. Storage cupboard. Archway access to Kitchen.



### **Kitchen (4.55m x 3.24m).**

Large Kitchen with wall and base units, breakfast bar. Window to rear. Vinyl flooring. Door to Rear Hallway.



### **Rear Hallway**

WC. Storage cupboard housing CH boiler. Door to rear garden.

### **First Floor**

Stairs to first floor landing. Carpeted flooring, radiator. Storage cupboard. Access to loft.

### **Bedroom 1 (4.66m x 4.50m)**

Large Double Room with built-in wardrobes. Window to front. Carpeted flooring, radiator. Two storage cupboards in eaves.

### **Bedroom 2 (3.25m x 3.03m)**

Double Room with built-in wardrobes and dresser. Carpeted flooring, radiator. Window to side. Nice views.

### **Bedroom 3 (3.38m x 3.03m)**

Double Room with built-in wardrobes and dresser. Carpeted flooring, radiator. Window to rear.

### **Bathroom (2.03m x 1.97m)**

W/C, sink and bath with electric shower over. Vinyl flooring. Window to rear.

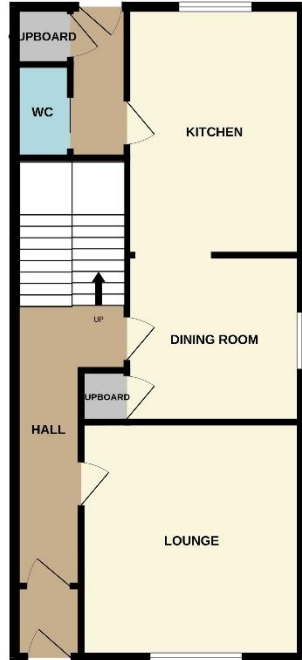


### **External**

The front garden is mainly laid to gravel with shrub borders. The rear garden incorporates a central gravelled area with stone built raised corner beds and a rotary clothes dryer. Large stone built raised bed to side with apple tree. 2 outside stores. Single garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.  
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**VIEWING** By appointment with the subscribers, MacHardy, Alexander & Whyte

**ENTRY** By negotiation