



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

**Solicitors & Estate Agents**

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

**CLOSING DATE 12 NOON 22<sup>nd</sup> April 2026**



**111 Glenclova Terrace, Forfar, Angus, DD8 1NT**  
**Offers Around £65,000**

- **Ground floor mid-terrace flat**
- **Living room**
- **Kitchen**
- **2 double bedrooms**
- **Bathroom**
- **Gas central heating**
- **Double glazing**
- **Small enclosed rear garden**
- **External store**
- **On street parking**

111 Glenclova Terrace would make an ideal first time buy or investment opportunity. The property is tastefully decorated throughout and is well located close within walking distance of Forfar town centre where a full range shops and local amenities are available.

### **Entrance**

Communal secure door entry system. Main door into hallway. Two storage cupboards, secure door entry phone, radiator and laminate flooring.

### **Bedroom 2** (4.17m x 2.86m)

Double room to the front with two windows. Radiator and carpeted flooring.

### **Living Room** (4.61m x 3.82m)

Bright room with three windows to the front. Feature electric fire and surround. Radiator, laminate flooring.

### **Bedroom 1** (3.92m x 3.10m)

Double room to the rear. Two windows, carpeted flooring and radiator.

### **Kitchen** (2.65m x 2.30m)

Fitted Kitchen with wall and base units, integrated oven, induction hob, and extractor. Plumbed for washing machine. Vinyl flooring. two windows to the rear. Extractor fan.

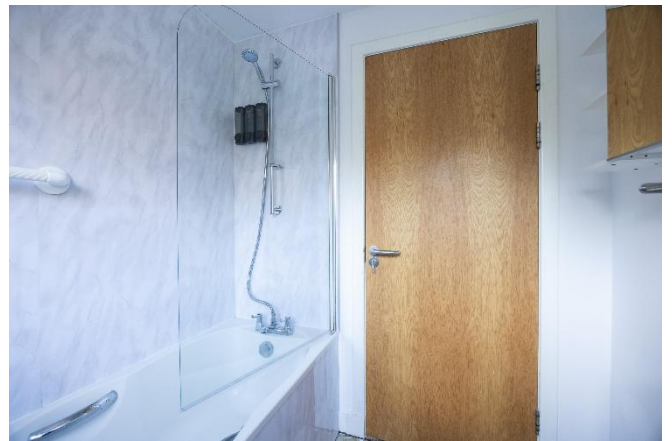
### **Bathroom** (1.94m x 1.33m)

W/C, sink, bath with shower over. Extractor fan, vinyl flooring, radiator. Storage cabinet with shelves. Windows to the rear.

### **Externally**

The small enclosed rear garden has a raised decking area, shed and is laid with gravel. There is on street parking area to the front of the property and a store to the front.





GROUND FLOOR  
63.4 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA: 63.4 sq.m. (682 sq.ft.) approx.  
M&A every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such for any proposed purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plans.  
Made with Metmap 05026

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

**ENTRY** By negotiation

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