



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

www.machardy.co.uk



90 Don Street, Forfar, Angus, DD8 3HE
Offers Over £115,000

- **Mid Terraced Wimpey-Built Dwelling House**
- **Living Room**
- **Kitchen**
- **2 Double Bedrooms**
- **Bathroom**
- **Electric Heating**
- **Double Glazing**
- **Low Maintenance Front & Rear Gardens**
- **2 Garden Sheds**
- **Designated Parking Space**
- **EPC Rating: D**
- **Council Tax Band B**

This mid-terraced dwelling house would make an ideal first time buy or investment property. 90 Don Street is within walking distance of all local amenities and town centre shops.

Porch Entrance

Vestibule with window to side. Cloak hooks and shelf; laminate flooring. Glass panelled door leading into Living Room.

Living Room (4.89m x 3.64m)

Large bright room overlooking front of property. Carpeted flooring, electric storage heater, wired-in convector heater. Glass panelled door to Kitchen. Stairway to Upper Floor.

Kitchen (3.57m x 2.97m)

Overlooking rear of property. Good sized fitted kitchen with wall and base units finished in light oak. Cooker, extractor hood and all white goods will remain. Door to rear garden.

Upper Floor

Carpeted landing. All upper floor rooms lead off. Access to loft.

Bedroom 1 (3.52m x 2.68m)

Double room overlooking front of property with built-in mirrored wardrobes. Carpeted flooring, storage heater.

Bedroom 2 (3.35m x 2.42m)

Double room overlooking rear of property with built-in overhead cupboards. Further cupboard housing water tank. Carpeted flooring, storage heater.

Bathroom (1.98m x 1.63m)

'Shires' bathroom suit comprising W/C, sink with unit under, bath with shower over. Glass shower screen. Tiled walls, laminate floor tiles.

External

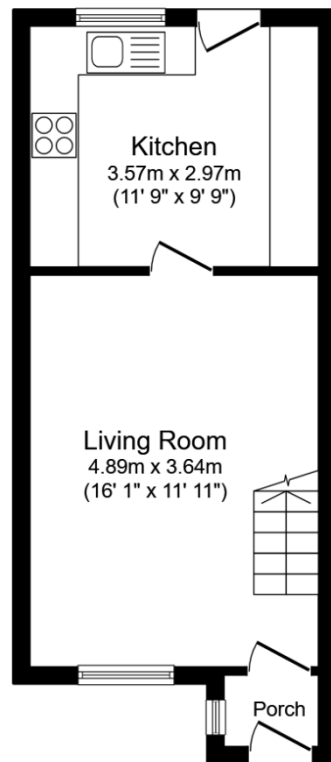
Low maintenance gardens to front and rear. Slabbed and laid in gravel with shrubs. Both incorporate patio areas. The rear garden additionally features two sheds, a rotary clothes drier and a storage area for bins.

There is a designated parking space to the front of the property.

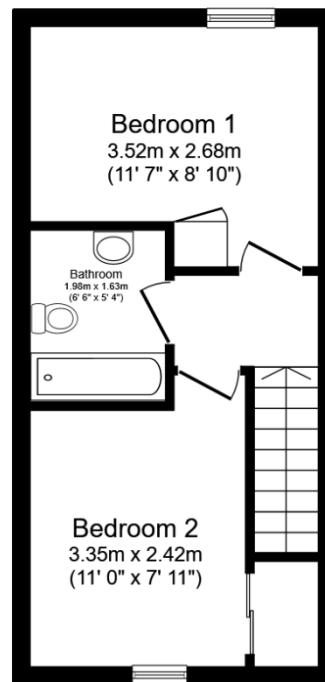
NOTE: The whole subjects are being sold. The purchaser will acquire the respective shares of Mrs Hill and Hillcrest. The valuation in the Home Report is of the whole subjects.







Ground Floor



First Floor

Total floor area: 57.6 sq.m. (620 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

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ENTRY By negotiation

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