



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

www.machardy.co.uk



12 Park Place, Lunanhead, Forfar, DD8 3NA
Offers Over £140,000

- **Semi- detached Bungalow**
- **Living Room**
- **Kitchen**
- **Two Double Bedrooms**
- **Shower Room**
- **Double Glazing**
- **Electric Heating**
- **Low Maintenance Front and Rear Gardens**
- **Garage**
- **Driveway**

Situated in the quiet commuter Village of Lunanhead, this property would make an ideal retirement home or first time buy. Local amenities are available in Forfar. Easy access to A90 for commuting further afield.

Entrance

The property is accessed from the side next to the driveway.

Hallway

All rooms lead off. Storage/airing cupboard housing h/w tank and fuse box. Carpeted flooring, storage heater, smoke alarm. Access to attic.

Living Room (5.20m x 4.38m)

Large room overlooking front of property. Carpeted flooring, electric heater, smoke alarm.

Kitchen (3.61m x 3.61m).

Overlooking rear of property with views to park. Good sized fitted kitchen with generous worktop and cupboard space. Bosch oven, Whirlpool hob and extractor fan; plumbed for AWM, space for drier. Partly tiled, linoleum flooring, storage heater, smoke alarm. Space for table and chairs.

Shower Room (2.32m x 1.95m)

W/C, wash-hand basin and shower cubicle with Triton shower. Carpeted flooring, storage heater, Dimplex wall heater.

Bedroom 1 (4.72m x 3.51m)

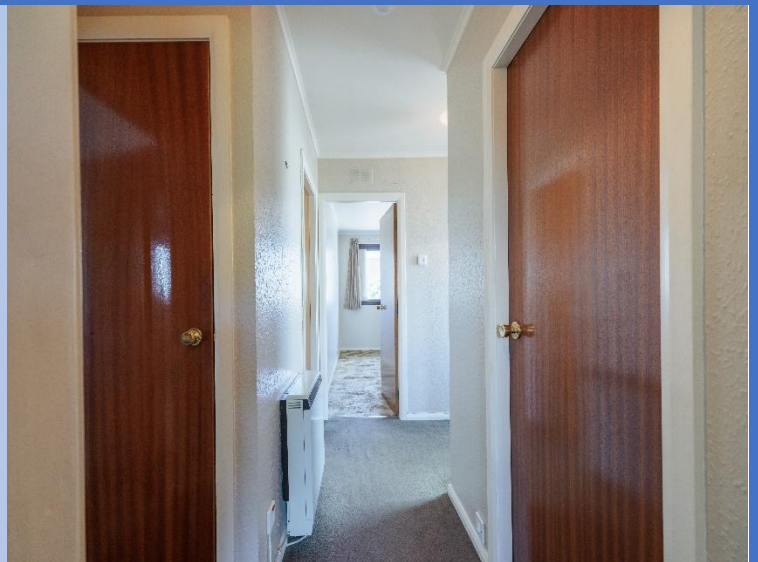
Large Double Room overlooking rear of property with views to park. Double built-in wardrobe with hanging rail, overhead storage and side shelves. Single built-in wardrobe with hanging rail and overhead storage. Carpeted flooring, electric heater.

Bedroom 2 (4.17m x 2.87m)

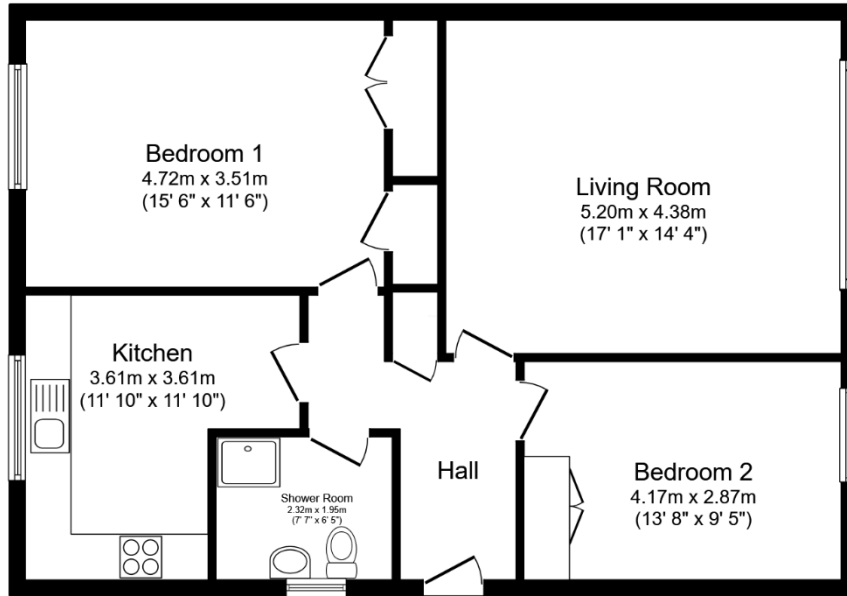
Double room overlooking front of property. Double built-in wardrobe with hanging rail and overhead storage. Carpeted flooring, electric heater.

External

Long Mono Bloc driveway leading to single garage with 'Everest' up and over door. Low maintenance gardens to front and rear, mainly laid in pebbles with flower beds next to driveway. Rear garden incorporates washing poles and rotary clothes dryer, external water tap. Small patio area to rear of garage. Gate to lane at rear.







Floor Plan

Total floor area: 78.8 sq.m. (848 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