

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**35 Strathmore Court, Kirkton Place, Forfar, DD8 2DX**

- **Second Floor Apartment in Retiral Complex**
- **Hallway & Secure Entry System**
- **Lounge/Dining Room**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Excellent Storage**
- **Double Glazing & Electric Heating, EPC B**
- **Communal Gardens, Residents Parking**
- **Residents Lounge, Visitor Suite & Laundry Room**
- **Central Location**

**Offers over £120,000**

**This second floor apartment is situated within the popular McCarthy & Stone retirement development in a central location within the County town of Forfar. All local amenities are within convenient walking distance including supermarkets, independent retailers, bars, cafes and bus routes. Forfar offers a broad cross section of social, leisure and consumer facilities and offers easy access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.**

**Strathmore Court is a retirement complex by McCarthy & Stone and boasts handy home adaptations to help assist you as you age, The property offers spacious and well-proportioned accommodation throughout, and downsizers will not be compromised on size and there are excellent storage facilities. The subjects benefit from double glazing with Juliet balcony in lounge, electric heating, modern kitchen and shower room and two double bedrooms one with fitted wardrobes.**

**The development hosts a visitor's room, Lift service, laundry room and a large communal residents' lounge.**

**There are monthly charges which cover buildings insurance, maintenance, and part-time warden. Details can be viewed in the property questionnaire contained within the home report.**

**This is an excellent example of the house style and viewing is essential to fully appreciate the spacious nature of home being offered for sale. The ideal apartment to offer you security and independence.**

**Entrance Hallway:**

Hatch to loft space. Large shelved airing cupboard also housing electric hot water tank and fuse box. Further shelved storage cupboard with light and power point. Shelved linen cupboard with light.

**Lounge/Dining Room:**

Approx. 6.9m x 3.27m at widest point. Bright and spacious public room having double glazed French doors and Juliet balcony looking to front of property. Space for table and chairs. Double doors to kitchen.



**Kitchen:**

Approx. 2.33m x 2.17m. Fitted with a range of floor, wall and drawer units. Integral oven, hob and extractor hood. Plumbed for washing machine and space for fridge. Stainless steel sink and drainer. Double glazed window to front.



**Shower Room:**

Approx. 1.85m x 2.1m. Fully tiled. Three piece suite comprising WC, wash hand basin and large shower enclosure. Extractor fan.

**Bedroom 1:**

Approx. 4.73m x 2.82m. Another good size double bedroom with double glazed window to front. Mirror fronted wardrobes.

**Bedroom 2:**

Approx. 4.81m x 2.77m. Spacious double bedroom with double glazed window to front.



**Outside:**

Residents parking. Beautifully landscaped communal garden grounds laid in lawn with well stocked shrub borders.





*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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