

13 Reid Park Road, Forfar, Angus, DD8 1LF



## Offers Over £135,000

Semi-detached bungalow situated in a quiet residential area in the Angus town of Forfar. This two-bedroomed property would make a good family home, first time buy or investment property. The property lies close to the Reid Park and is also within walking distance from Forfar town centre where a range of amenities can be found and. It is also well placed for commuting further afield.

Accommodation comprises:- Living Room, Kitchen/Diner, 2 Bedrooms, Bathroom.

Outside:- The property has its own parking area. The front garden is laid with shrubs and there is a side area with shrubs and gravel. The rear has a raised area, gravel and patio area and storage shed.

Gas Central Heating, Double Glazing, Energy Performance Rating:- D



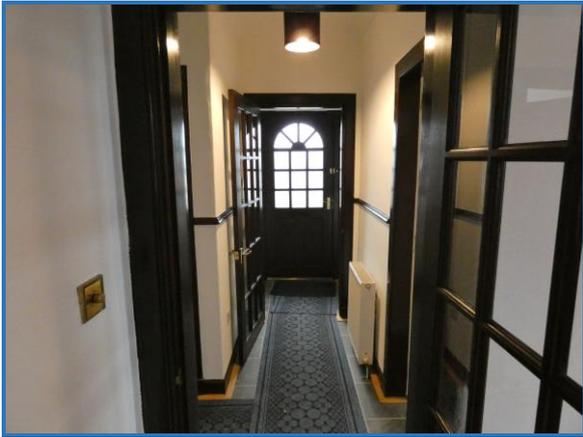
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH/HALL

Entrance through wooden front door to small porch then through glazed door to main hallway, all rooms off. Tiled flooring and 2 x radiators. There is a walk-in storage cupboard which houses the gas meter. Ramsay Ladder giving access to partially floored attic space.



## KITCHEN (4.62m x 3.03m)

Large dining kitchen with wall and base units. Integrated gas hob, electric oven and hob. Window to rear, side and front. Space for appliances, radiator, vinyl flooring. Door to back garden.



## LIVING ROOM (4.29m x 3.83m)

Bright room with large window to the front. Gas fire with feature surround. Storage cupboard housing electric meter, with display above, carpeted flooring and radiator.



## BATHROOM (2.12m x 2.02m)

3-piece bathroom suite with storage cupboard, sink, WC, bath with shower over bath, radiator, window to side and carpet flooring.



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## **BEDROOM ONE** (3.07m x3.08 m)

Double room to the front with radiator, carpeted floor.



## **BEDROOM TWO** (m x m)

Double bedroom with window to the rear, storage cupboard, carpeted floor and radiator.



## **OUTSIDE**

The property has its own parking area at the front. The front garden is laid with shrubs and there is a side area with shrubs and gravel. The rear has a raised area, gravel and patio area and storage shed.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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**VIEWING:** By appointment with the subscribers,  
MacHardy, Alexander & Whyte, 01307 463593

**ENTRY:** By negotiation

Whilst these particulars are believed to be correct  
they are not warranted and do not form part of any Contract.  
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