

15 Potters Park, Forfar, DD8 1JL



REDUCED PRICE - Offers Around £165,000

Single storey detached house situated within popular residential area in the Angus town of Forfar. This three bedroom property would make an ideal home and benefits from a generously sized corner site with ample garden ground, driveway and a single car garage. The property also benefits from newly fitted carpets throughout.

Forfar town centre where a full range of amenities are available is easily reached from the property. In addition, the property is well placed for commuting further afield to Dundee, Aberdeen and Perth.

Accommodation comprises:- Kitchen, Dining Room, Living Room, Shower Room / WC, Three Bedrooms.

Outside:- Driveway leading to single car garage, ample garden ground with well-established planting.

Gas fired central heating, Double Glazing, Energy Performance Rating: D



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

The front door opens into a porch area with glazed door to the main hall. Access to floored loft.

LIVING ROOM (4.28m x 3.97m)

Large, bright living room with large window to the front and window to the side. Fitted carpet, radiator.



KITCHEN (5.22m x 2.43m)

Well-presented kitchen with door to rear garden and driveway. Full height pantry storage cupboards line one wall. Space and plumbing for appliances. Linoleum flooring, window to rear. Door and serving hatch to dining room.



DINING ROOM (5.17m x 2.75m)

Good sized dining room with doors through to kitchen and living room. Window to rear garden, fitted carpet, radiator.



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MASTER BEDROOM (3.97m x 3.06m)

Double bedroom with built in wardrobes and window to rear. Fitted carpet, radiator.



BEDROOM THREE (4.07m x 2.65m)

Another good sized bedroom with window to the front and built in wardrobes. Fitted carpet, radiator.



BEDROOM TWO (3.16m x 2.86m)

Good sized single bedroom with window to front. Built in wardrobes, fitted carpet, radiator.



SHOWER ROOM (2.14m x 1.73m)

Accessed off an inner alcove with hanging space for coats. Corner shower unit, WC, sink. Linoleum flooring, window to rear, radiator.



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OUTSIDE

The property is situated within a generously sized garden with a large rear garden with well-established planting. A driveway leads off the street to a single car garage which itself has power sockets and lighting.



ENTRY: By negotiation

VIEWING: By appointment with the subscribers, MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG, Tel 01307 463593



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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