

MACHARDY, ALEXANDER & WHYTE, W.S.

18 JEANFIELD CRESCENT, FORFAR, DD8 1JR



Offers over £75,000
HOME REPORT AVAILABLE

Attractive end terraced villa situated in a quiet residential area a short distance away from Forfar Town Centre, where all amenities are readily available. The property is a few minutes walk from Langlands Primary School. It would benefit from modernization and re-decoration. The property would make an ideal family home.

Accommodation comprises:-

Ground Floor:- Entrance Vestibule, Hall, Lounge, Kitchen and Bathroom.

First Floor:- Three Double Bedrooms.

Outside:- Easily maintained gardens to front and rear. Two Stores, Timber Summer House and Garden Shed.
Off Street Parking.



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

Website: www.machardy.co.uk

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Accommodation: -

ENTRANCE VESTIBULE: Exterior Door with glazed panel. Glazed door giving access to hall, cupboard housing electric meter; carpet; net curtains.

HALL: Giving access to downstairs rooms and stairs to first floor, central heating radiator; smoke alarm; carpet.

LOUNGE: (6.71 m x 3.32 m) Windows to front and side; gas fire; two central heating radiators; laminate floor covering; blinds.



BATHROOM: (3.21 m (at widest point) x 1.75 m) Opaque window overlooking rear garden; white three piece suite comprising bath (with electric shower over); wash hand basin and WC; storage cupboard, extractor fan; partially tiled; vinyl floor covering; bathroom cabinet and fittings.



SEMI GLAZED DOOR LEADS TO:-

KITCHEN: (3.56 m x 2.56 m) (at the widest points) Window overlooking rear garden; fitted with wall and base units; cupboard housing hot water tank; large cupboard housing fridge/freezer; space for electric cooker; plumbed for automatic washing machine; partially tiled; extractor fan; laminate floor covering; door to rear garden.



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STAIRS GIVE ACCESS TO FIRST FLOOR LANDING.

LANDING: Access to attic; window overlooking side of property; central heating radiator; carpet.

BEDROOM 1: (3.61 m (at widest point) x 3.33 m) Window overlooking front of property; built in wardrobe; central heating radiator; carpet; curtains and blinds.

BEDROOM 2: (3.76 m x 3.24 m (at widest points) Window overlooking front of property; built in cupboard; central heating radiator; laminate floor covering; carpets; curtains and blinds.

BEDROOM 3: (4.72 m x 2.78 m (at widest points) Window overlooking rear of property; two built in wardrobes/cupboards; central heating radiator; carpet; curtains and blinds.

OUTSIDE: Easily maintained gardens to front and rear; off street parking; Summer House; Garden Shed and Two Stores.

HEATING: Gas Central Heating.

GLAZING: Single Glazing.

ENTRY: By negotiation.

VIEWING: By appointment with the Subscribers.

Messrs Machardy Alexander & Whyte, W.S., Solicitors & Estate Agents, 71 Castle Street Forfar, DD8 3AG
Tel: 01307 463593 or contact Mr. Michael McNally on 07949 432357.

Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements given are approximate and are for information only



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