

106 Restenneth Drive, Forfar, DD8 2DD



Offers Around £85,000 Home Report Available

Mid-terraced villa situated in a popular residential area in the Angus town of Forfar. This three bedroom house is well-presented and would make an ideal family home. The centre of Forfar is a short distance away and provides a broad section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway, which connects to major routes north, and south.

Accommodation comprises:- Kitchen, Dining Room, Living Room, Three Bedrooms, Bathroom.

Outside:- Externally there are low maintenance private gardens to front and rear.

Gas fired central heating, Double Glazing, Energy Performance Rating:- C



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 the main hall, giving access to the ground floor rooms. Two storage cupboards off the hall, one housing the electric meter.



DINING ROOM (2.60m x 2.46m)

Archway from living room, full length window to rear garden. Fitted carpet, radiator, serving hatch to Kitchen.



LIVING ROOM (open plan through to dining room) (3.96m x 3.52m)

Large bright, living room with full-length window to the front. Fitted carpet, radiator, arch to dining room.



KITCHEN (3.00m x 2.82m)

Fitted kitchen with integrated hob and oven. Space and plumbing for washing machine. Space and plumbing for washing machine. Fitted table with space for 4 chairs. Window to rear. Good sized larder cupboard, Glazed door to rear garden. Linoleum flooring.



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FIRST FLOOR

Stairs to landing giving access to first floor rooms. Loft hatch, radiator.

BATHROOM (1.99m x 1.86m)

Walk in shower with modern WC and sink. Linoleum flooring, window to rear. Radiator and towel rail.



MASTER BEDROOM to rear (3.49m x 3.03m)

Good sized double bedroom with window to rear. Built in wardrobes with louvre doors, fitted carpet, wall mounted gas heater.



BEDROOM TWO (4.46m x 2.71m)

Second double bedroom with window to front. Fitted carpet, built in wardrobes with louvre doors, fitted carpet, wall mounted gas heater.



BEDROOM THREE (2.10m x 2.57m)

Bright single bedroom, with window to the front, carpeted flooring and radiator.



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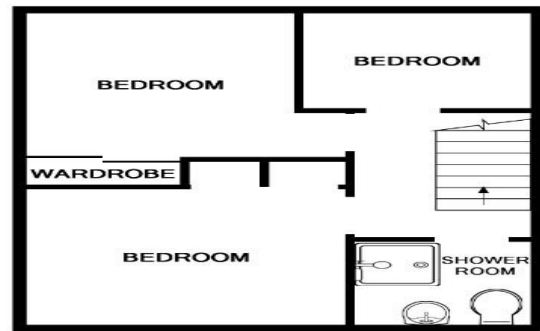
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OUTSIDE

The front garden is laid out with shrubs and gravel whilst the rear garden has a shed and is easily maintained.



GROUND FLOOR



1ST FLOOR

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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ENTRY: By negotiation

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

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



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