

115 Glenmoy Terrace, Forfar, DD8 1NU



## Offers Around £75,000 Home Report Available

Two storey mid terraced house located within well-established residential area in the Angus town of Forfar. This two-bedroom property has the potential to make an ideal first time buy or investment opportunity. Glenmoy Terrace is within easy reach of Forfar town centre yet is well placed for commuting further afield.

Accommodation comprises- Ground Floor; Living Room, Kitchen. First Floor; Two Bedrooms, Bathroom.

Outside:- Front garden with lawn, shrubs and border. The rear garden has lovely views over Forfar and up to the Angus Glens, and is enclosed, laid in lawn and has two sheds with electricity. Upon application to Angus Council it may be possible to take in the rent of a garage located a short distance away from the property.

Gas Central heating, Double Glazing, Energy Performance Rating: C



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## GROUND FLOOR

A glazed front door opens into a hall area giving access to the kitchen and living room and with stairs to the first floor.

### LIVING ROOM (5.51m x 3.16m)

Large living room with windows to the front and rear. Radiator, fitted carpet, blinds and curtains. Living Flame gas fire and surround.



## FIRST FLOOR

The stairway leads to a landing area giving access to all first floor rooms.

### MASTER BEDROOM (4.20m x 2.73m)

Large master bedroom with windows to the front. Built in mirrored wardrobe, radiator, fitted carpet. Cupboard housing boiler.



### KITCHEN (3.25m x 2.45m)

Fitted kitchen, washing machine, cooker, breakfast bar, with stools. Vinyl flooring and radiator. Door to rear.



### BEDROOM TWO (3.10m x 2.65m)

Second bedroom with window to rear. Fitted mirrored wardrobe, radiator and fitted carpet.



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## BATHROOM (1.76m x 2.00m)

Bathroom suite comprising bath (with shower over), WC, sink. Fitted carpet, radiator and window to rear,



## OUTSIDE

The front garden is laid out with lawn, shrubs and borders. The rear garden, is enclosed with nice views over Forfar and up to the Angus Glens. Laid in lawn with two sheds with power and lighting. Upon application to Angus Council it may be possible to take on the rent of a garage located a short distance away from the property.

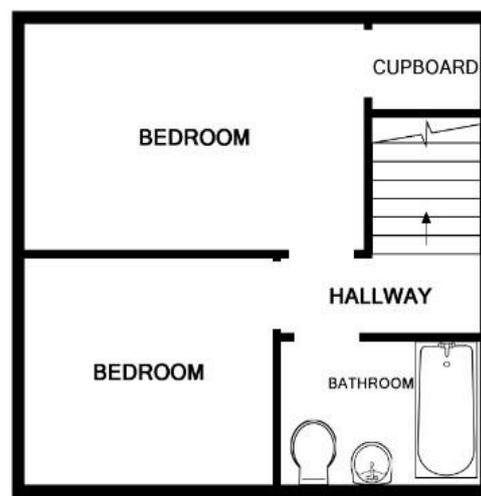


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GROUND FLOOR



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 Tele 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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