

20 Newmonthill, Forfar, DD8 2BH



Offers Around £80,000 Home Report Available

Two storey mid terraced dwellinghouse situated within easy reach of the centre of the Angus town of Forfar. This two bedroom property, is in need of renovation, which is reflected in the purchase price. Situated within walking distance of the town centre of Forfar, all amenities are close to hand.

Accommodation comprises:- Kitchen, Living Room, Two Bedrooms, Shower Room.

Outside:- Externally there is a small rear garden laid out with a lawn and border, there is also a shed and outhouse.

Electric central heating, Part Double Glazing, Energy Performance Rating:- F



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

The front door opens onto porch area with glazed door to the main hall. Electricity meters and fuse board.

LIVING ROOM (2.73m/4.76m x 4.50m)

Good sized living room with kitchen off. Window to front and small window to rear. Storage heater and fireplace.



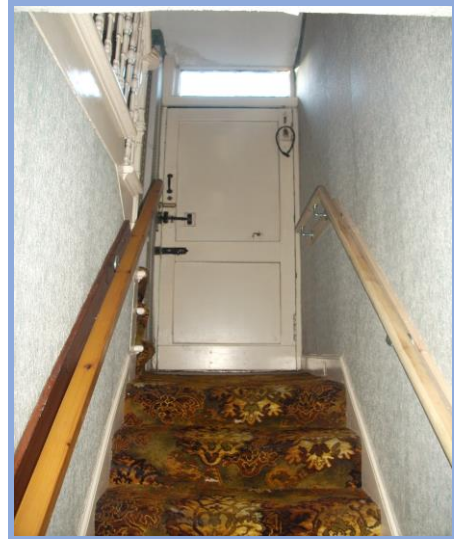
KITCHEN (2.01m x 2.32m)

Sliding door off living room, window to front, washing machine, fridge and cooker.



FIRST FLOOR

Stairs to first floor with door to rear garden at half landing.



BEDROOM ONE to rear (2.54m x 3.50m)

Carpeted flooring, panel heater and window to the rear. Built in wardrobe.



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BEDROOM TWO (3.46m x 2.33m)

Carpeted flooring, panel heater and window to the front, cupboard off.



SHOWER ROOM (2.42m at widest x 1.99m)

Shower unit, WC and sink. Window to front.

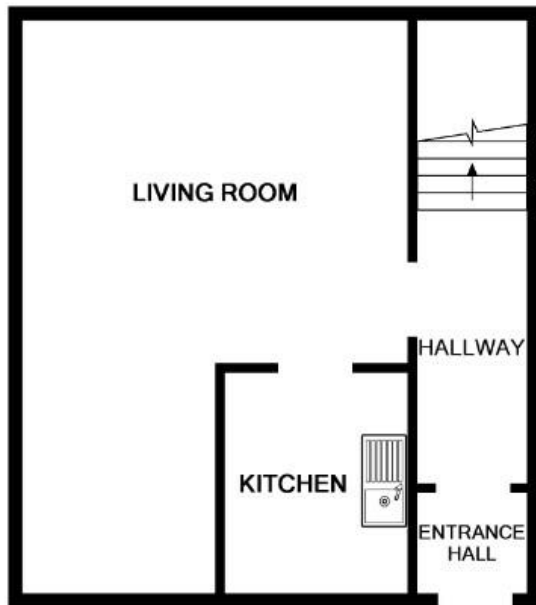
OUTSIDE

The rear of the property has a small manageable lawn with borders. There is a timber shed and a small outhouse for storage.

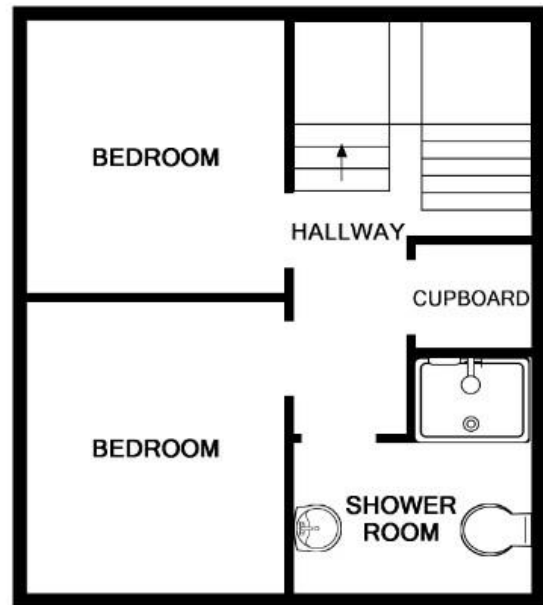


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GROUND FLOOR



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
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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