

13 Langlands Road, Forfar, DD8 1JU



Offers Around £115,000 Home Report Available

Two storey semi-detached dwellinghouse within residential area in the Angus town of Forfar. This three bedroom house would make a good family home or investment property and benefits from a good location a short distance away from Forfar town centre and amenities.

Accommodation comprises:- Ground Floor; Living Room, Kitchen, WC / Shower Room. First Floor; Three Bedrooms.

Outside: Easily manageable front garden, rear garden with lawn, 2 sheds and paved patio area.

Double glazing, gas fired central heating, 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.

GROUND FLOOR ENTRANCE

Front door opens into vestibule, laminate flooring, cupboard housing meter, glazed door to hall.

LIVING ROOM (4.16m x 4.36m)

Large, bright living room with window to front. Laminate flooring, radiator, and electric fire with surround.



KITCHEN (3.16m x 3.92m)

Good size kitchen with window to rear. Space for W/c & D/W, cupboard housing boiler. Shelved larder cupboard, laminate flooring, radiator. Door to rear garden.



SHOWER ROOM (1.86m x 1.87m)

Wet room flooring, disabled access shower, sink, WC, radiator, window to rear.



FIRST FLOOR

BEDROOM ONE (3.32m x 4.40m)

Large double bedroom with window to front. Fitted carpet, radiator.



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.

BEDROOM TWO (3.95m x 2.70m)

Second double bedroom, with window to rear, wardrobe, fitted carpet, radiator.



BEDROOM THREE (2.95m x 2m)

Bedroom with window to rear. Fitted carpet, radiator & Wardrobe.



OUTSIDE

Easily maintained front garden, laid with gravel. Rear garden with lawn, 2 sheds and paved patio area.

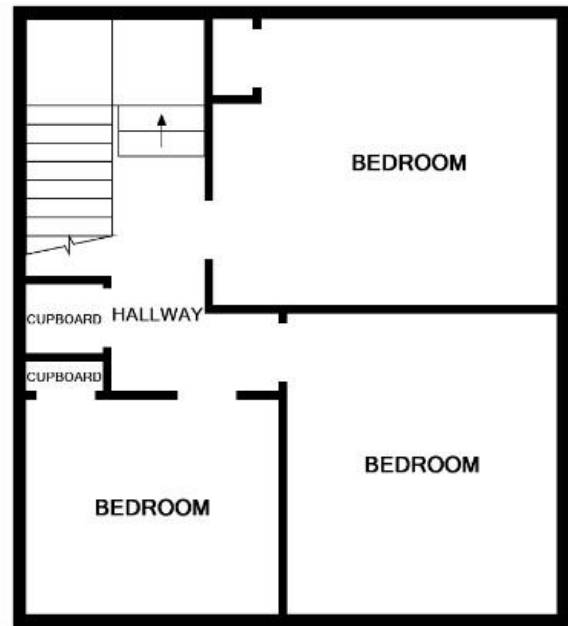


71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk



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
Made with Metropix ©2019

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.



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

Website: www.machardy.co.uk