

54 Dundee Road, Forfar, Angus, DD8 1HW



Offers Around £120,000 Home Report Available

Situated in a popular residential area in the Angus town of Forfar, this two bedroom detached cottage, whilst in need of a degree of modernisation, has the ability to make a nice family home, first time buy or investment property. The property is within easy walking distance of Forfar town centre where a range of amenities can be found. It is also well placed for commuting further afield. The property benefits from off street parking for 2 cars and a small easily maintained garden area.

Accommodation comprises:- Living Room, Kitchen, 2 Bedrooms, Shower Room, WC, Sun Porch.

Outside:- Externally there is a small private garden to front laid in gravel with shrubs, 2 sheds, a "suntrap" patio area and parking for 2 cars.

Gas fired Central Heating, Double Glazing, Energy Performance Rating:- E



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

Glazed wooden door, carpeted floor, glazed door into hall. Access from hall to living room, bedrooms, Shower Room and WC.

HALL (3.56M X 0.94M)

Doors to most rooms. Carpeted flooring, radiator, Ramsay loft ladder access to attic.



WC (1.77M X 1.15M)

WC with wash hand basin, window to front, linoleum flooring, CH boiler.

SHOWER ROOM (1.77M X 1.15M)

Walk in shower with tiled walls, window to front, radiator.

LIVING ROOM (4.74m x 3.03m)

Large living room with window to front. Door through to kitchen and door to hall. Fitted carpet, radiator.



BEDROOM ONE (4.68m x 3.52m)

Accessed off main hall. Large double bedroom, wardrobes, 2 radiators, window to front.



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BEDROOM TWO (3.30m x 2.32m)

Single bedroom to rear of property, window to rear, radiator, carpeted flooring and wardrobes.



SUN PORCH (2.13m x 1.75m)

Bright room with windows to front and side, carpeted flooring, radiator. Doors to kitchen and to patio area and parking.

KITCHEN (5.18m x 2.19m)

Large fitted kitchen with built-in double oven, hob and extractor. Window to side. Radiator. Fridge, Freezer, Washing Machine, Dishwasher and Washer Dryer being left (No warranties given.) Doors to Sun Porch and Living Room.



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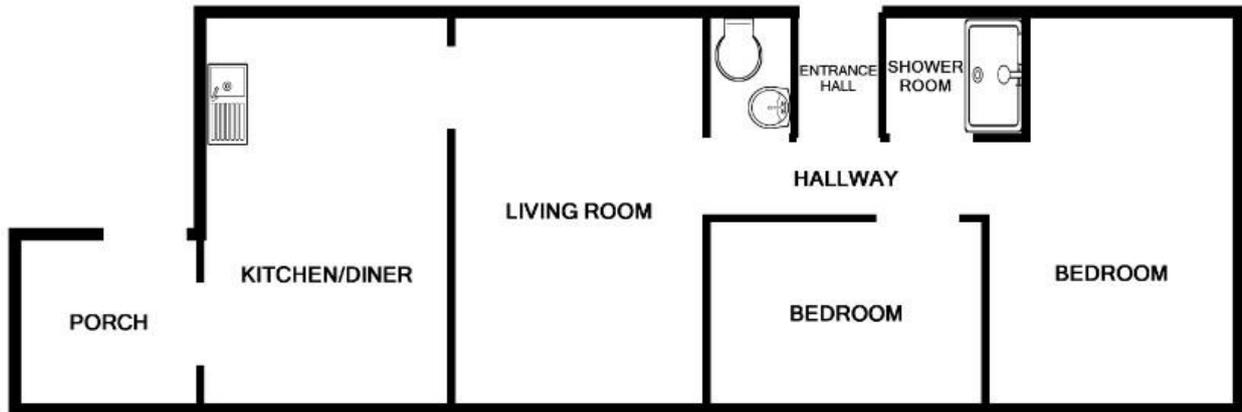
OUTSIDE

Front garden laid out in gravel and shrubs.
Small drying green, raised patio area. Off
street parking for 2 cars. 2 Sheds.



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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.
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