

19 Strathmore Court, Kirkton Place, Forfar, Angus, DD8 2DX



Offers Around £80,000 Home Report Available

First floor apartment situated within purpose-built block by McCarthy & Stone Retirement Living. Close to the town center of Forfar and the local amenities. The building offers excellent facilities and is accessed via security door entry system, which then leads to a Residents Lounge, Visitors Guest Room and Laundry Room. Warden assistance pull cords in every room. There is a lift to all floors, hallways are all carpeted.

Accommodation comprises:- Lounge/Dining Room, Kitchen, Bedroom, Shower Room.

Outside:- Communal Landscaped Gardens and Residents Parking.

Fischer Electric Heating, Double Glazing, Energy Performance Rating:- B



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 entrance, off the communal hallway, leads to the property's main hall from which all rooms are accessed. Large Storage cupboard, entry system phone, emergency button.



KITCHEN (2.33m x 1.88m)

Fitted kitchen with window to front, integrated hob and oven with washing machine and fridge. Vinyl flooring, fan heater, emergency pull cord.



LOUNG/DINING ROOM (6.66m x 3.23m)

Large bright room with Juliet style balcony to the front, Electric fire with surround. Doors through to kitchen. Fitted carpet, radiator, emergency pull cord.



SHOWER ROOM (2.07m x 1.63m)

Large modern shower room with WC and sink, vinyl flooring, fan heater and emergency pull cord.



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 ONE (4.18m x 2.80m)

Good sized double bedroom with built in wardrobes, window to front, radiator, carpeted flooring, emergency pull cord.



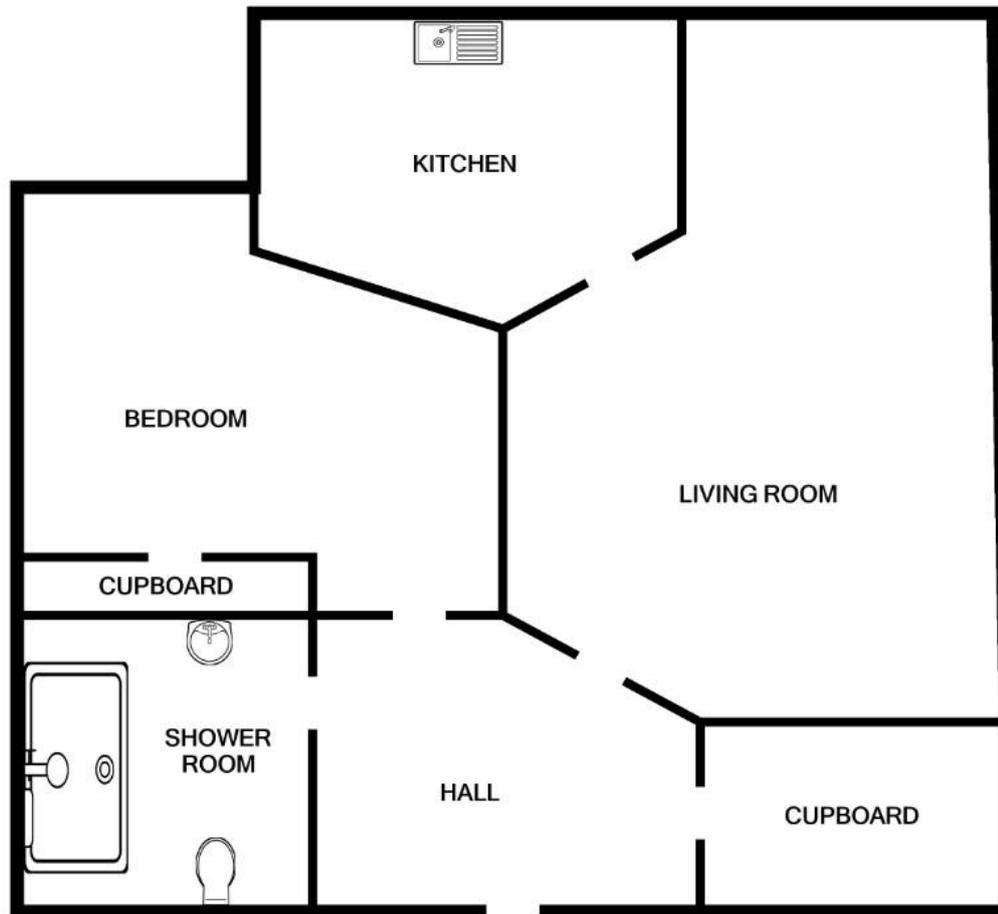
COMMUNAL AREAS/OUTSIDE

Externally there are landscaped shared gardens and parking facilities within the car park area. In addition, there is a residents' lounge, warden facilities, lift, guest room, laundry room and a refuse area.



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

Website: www.machardy.co.uk



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

NOTES: The property is subject to an age restriction of persons at least 60 years old and service charges are due for the communal facilities and services.

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