

2 St Margaret's Place, Forfar, Angus, DD8 3HH



## Offers Over £115,000 Home Report Available

Mid terraced dwellinghouse within popular residential area in the Angus town of Forfar. This three-bedroom house would make a superb family home and benefits from a good location within walking distance of the town centre where a full range of amenities are available.

Accommodation comprises:- Ground Floor; Entrance vestibule, Living Room, Kitchen/Diner. First Floor; Three Bedrooms, Bathroom.

Outside: The front garden is easily maintained with a small border. The rear has a drying green, shed and shared access.

Double glazing, gas fired central heating, Energy Performance Rating:- D



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# MACHARDY, ALEXANDER & WHYTE, W.S.

## **ENTRANCE HALL** (1.88m x 1.30m)

Wooden door into a vestibule with window to front and tiled floor. Internal door to hall which gives access to the living room and stairs to first floor. Radiator, carpeted flooring.

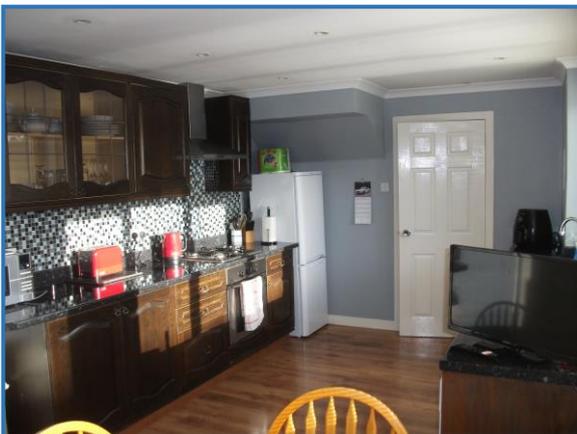
## **LIVING ROOM** (5.42m x 3.86m)

Large bright, living room with window to the front, door through to Kitchen/Diner. Carpeted flooring, feature fire place, radiator.



## **KITCHEN/DINER** (4.94M X 3.03M)

Large kitchen/diner fitted kitchen with built-in hob, oven and extractor hood. Windows to rear, laminate flooring, radiator, door to rear hall and back door.



## **FIRST FLOOR**

Carpeted stairs to first floor with landing area. Storage cupboard and loft access.

## **BEDROOM ONE** (3.32m x 4.40m)

Double bedroom with window to rear. Fitted carpet, radiator, and wardrobe.



## **BEDROOM TWO** (3.84m x 3.36m)

Another double bedroom with window to front with rural views, carpeted flooring, radiator and wardrobe.



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## **BEDROOM THREE** (2.82m x 2.47m)

Single room with window to front, built in wardrobe, carpeted flooring and radiator.



## **BATHROOM** (2.05m x 1.73m)

Comprising WC, wash hand basin, shower cubicle. Vinyl flooring, radiator, window to rear.



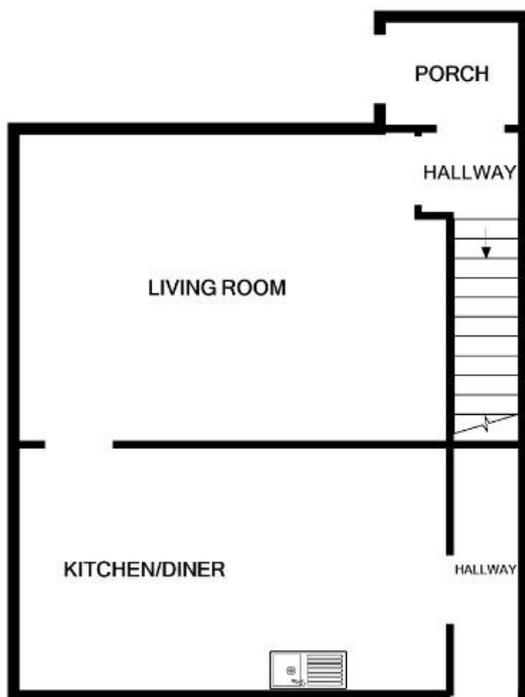
## **OUTSIDE**

The front garden is all paved for off street parking. The rear garden is also paved, and includes a raised patio area, shrubs and a shed.

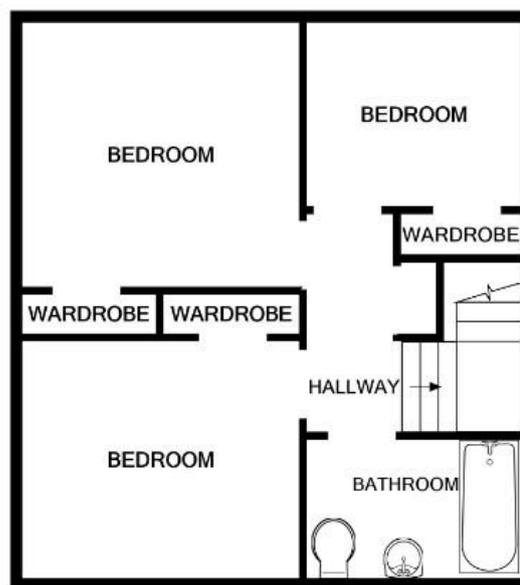


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GROUND FLOOR



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  
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