

62A North Street, Forfar, DD8 3BJ



Offers Around £60,000 Home Report Available

This first floor flat has been newly renovated to a high standard and is located in a popular residential area in the Angus town of Forfar. It would make an ideal first time buy or rental property. The property is located close to the town centre where a broad section of social, leisure and retail facilities are readily available. The location is also suitable for commuting with the A90 dual carriageway providing easy access to Dundee and Aberdeen.

Accommodation comprises:- Open Plan Living Room/Kitchen, Bedroom, Bathroom.

Outside:- The property benefits from a shared drying green area. There is also outside storage.

Gas Central Heating, Double Glazing, 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

ENTRANCE

A communal entrance with security entrance system opens onto the stairs that lead to the flat, with a feature stained glass window to the rear.



LIVING ROOM/KITCHEN (6.11m x 3.65m)
Bright living room with 3 windows to the front. Fitted carpet, feature fire place radiator.



The beautiful fully fitted kitchen incorporates integrated fridge, slimline dishwasher, oven, hob and extractor hood. Plumbed for washing machine. Linoleum flooring.



BATHROOM (2.24m x 1.78m)

Modern fitted bathroom incorporating bath with shower over, wet wall, WC, sink. Linoleum flooring, large towel radiator and extractor fan.



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BEDROOM (3.86m x 2.65m)

Double bedroom with window to rear.
Radiator, fitted carpet.



OUTSIDE

The property benefits shared drying area
and an outside store.



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ENTRY: By negotiation

VIEWING: By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte,
71 Castle Street,
Forfar,
DD8 3AG
Telephone 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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