

23 Prior Road, Forfar, Angus, DD8 3DP



Offers Around £125,000 Home Report Available

Situated in the popular Angus town of Forfar, this two-bedroom terraced cottage, is in walk in condition and would make an ideal 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. Whitehills Primary School is also within walking distance.

Accommodation comprises:- Living Room, Kitchen, 2 Bedrooms, Shower Room, Conservatory.

Outside:- Enclosed rear garden, with shed, drying green, patio area and borders.

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



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
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forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

Double glazed door into entrance hall, doors off to all rooms. Hatch to attic.

LIVING ROOM (4.80m x 4.52m at widest 2.70m)

Large bright L-shaped living room with two windows to front, electric fire and surround, carpeted flooring, radiator and storage cupboard.



KITCHEN (3.10m x 2.38 m)

Fitted kitchen with window to rear, door to conservatory, tiled flooring, radiator.



SHOWER ROOM (2.11m x 1.91 m)

Bright shower room with corner shower unit, wc and sink, tiled flooring, radiator and window to rear.



BEDROOM ONE (3.13m x 1.95m)

Single room with storage cupboard housing gas meter.



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BEDROOM TWO (5.02m x 2.82m)

Large double bedroom, tastefully decorated with window to front, carpeted flooring, radiator and storage cupboard.



OUTSIDE

The rear garden is set out with borders, gravel, drying green and patio areas, there is a timber shed and outside tap. The front area is all paved with space for planters etc.



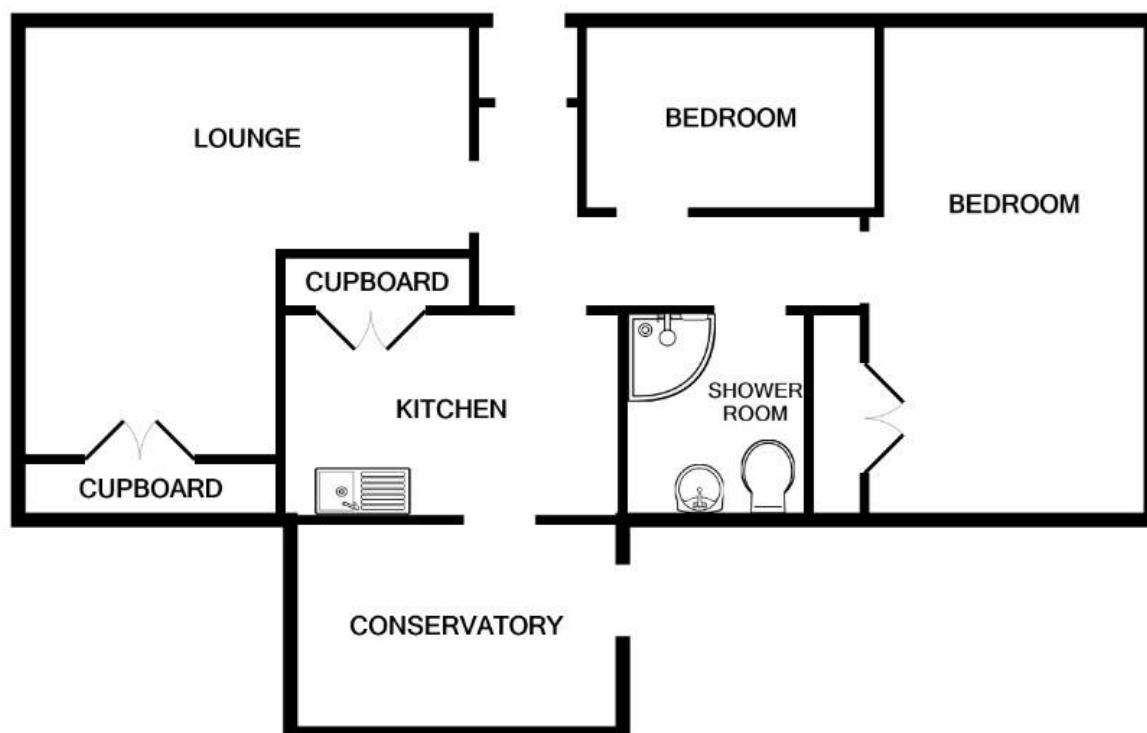
CONSERVATORY (2.27m x 3.58m)

Conservatory of wooden construction with views to rear garden.



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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
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**Whilst these particulars are believed to be correct
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