

10 Turfbeg Rise, Forfar, DD8 3LW



Offers Around £240,000 – Home Report Available

Situated within a popular residential area in the Angus town of Forfar, this four-bedroom detached property offers spacious accommodation over two floors. Forfar itself offers a broad cross section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes North and South. This is an excellent opportunity to obtain a spacious family home of this style and location and viewing is highly recommended

Accommodation comprises:- Living Room, Kitchen, Dining Room, 4 Bedrooms, Bathroom, En-Suite, and WC.

Outside:- A driveway leads to a single garage. Well maintained gardens to front and rear stocked with a range of shrubs and plants. There is also a patio area to rear and shed.

Gas fired central heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

The front door leads into the bright and spacious hallway which provides access to the living room, kitchen and stairs to the first floor. There is a storage cupboard under the stairs downstairs cloakroom which benefits from a WC, sink, window to the side and radiator.

LIVING ROOM (4.30m x 4.94m)

Large bright living room with sliding doors to dining room, large windows to the front. Electric fire with surround. Fitted carpet, 2 radiators.



DINING ROOM (2.72m x 4.18m)

Dining room with door to kitchen, and sliding doors to living room. Patio door to rear garden.



KITCHEN (4.04m x 2.71m)

Fitted kitchen with integral oven/hob. Boiler, space for appliances, linoleum flooring. Window and door to the rear, radiator.



The property has been extended to create an additional downstairs room with en-suite off. This space is accessed off the dining room and would be well suited for use as a self-contained fourth bedroom or as an office space.

BEDROOM (3.90m x 3.30m)

Large bedroom with patio door to rear garden with en-suite off, radiator, carpeted flooring, window to rear. The en-suite comprises a shower and sink with window to the front and radiator.



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FIRST FLOOR

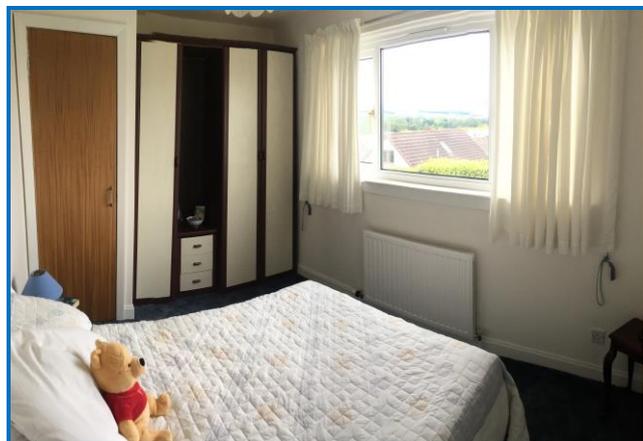
MASTER BEDROOM (3.71m x 3.60m) (3.30m x 3.64m)

Large double room with built in wardrobe and bed surround. Large window with views out over Forfar to the Sidlaw hills. Fitted carpet, radiator.



BEDROOM 2 (3.27m x 2.70m)

Another large double bedroom with window to front giving similarly lovely views. Fitted carpet, radiator, wardrobe cupboard.



BEDROOM 3 (3.63m x 3.30m)

Another large double bedroom currently set up as a home office. Window to front, fitted carpet, radiator.



BATHROOM (3.40m x 2.30m)

Generously sized family bathroom with corner shower unit, bath, sink and WC. Window to front, linoleum flooring, radiator, wall mounted electric heater.



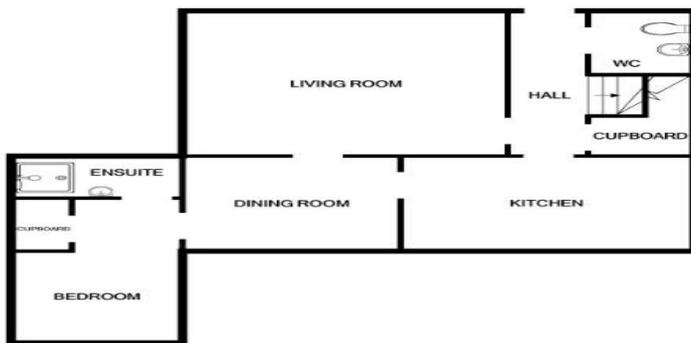
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OUTSIDE

The property occupies a large corner plot and benefits from a driveway leading to a single garage with power. There are mature gardens to front, side and rear which are stocked with a range of shrubs and plants. The large lawn to back benefits from a landscaped area with water feature, a raised patio and garden shed.



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 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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