

Glenard, 9 Yeaman Street, Forfar, Angus, DD8 2JG



Offers Around £120,000 - Home Report Available

Semi-detached bungalow situated in a popular residential area in the Angus town of Forfar. This three bedroomed property, whilst in need of a degree of upgrading, has the ability to make an excellent family home, first time buy or investment property. The property is within walking distance of Forfar town centre where a range of amenities can be found. It is also well placed for commuting further afield. The property also benefits from a garage (located on a separate site), enclosed rear garden, summer house and shed.

Accommodation comprises:- Living Room, Kitchen, 3 Bedrooms, Bathroom, Large Attic room.

Outside:- Externally there is a small front garden and private rear garden, with shrubs, lawn and borders, shed and summer house. There is also a single garage which is located in Lily Wynd.

Electric heating, Double Glazing, Energy Performance Rating:- G



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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH (2.04m x .75m)

Glazed porch with floor, UPVC door into hall, original stained-glass sides and top. Access from hall to living room and Bedroom/Dining Room, electric heater and carpet.

LIVING ROOM (5.09m x 3.90m)

Large living room with window to the front. Electric fire with original tiled fireplace. Storage cupboard, with display above, gas point below (capped). Fitted carpet, electric heater.



KITCHEN (3.98m x 3.12m)

Large dining kitchen with window to rear. Space for appliances, electric heater, lino flooring.



REAR HALLWAY

Rear hall leading to back door, kitchen, bathroom and bedrooms, carpeted floor and electric heater.

BATHROOM (2.46m x 1.94m)

Modern bathroom with build-in cupboards under sink unit, WC, Bath with electric shower, laminate flooring, wall heater, window to rear.



BEDROOM ONE (3.24m x 2.51m)

Accessed off rear hall. Built in wardrobe, electric heater, carpeted floor, window to rear.



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BEDROOM THREE/DINING ROOM

(5.10m x 2.98)

Large room with window to front, carpeted floor, electric heater, 2 storage cupboards, steep stairs to attic.



BEDROOM TWO (3.75m x 2.30)

Internall bedroom with velux window, storage cupboard, shelves, carpeted floor and electric heater.



ATTIC ROOM (6.26m x 2.98m)

Large attic room with carpeted floor and dormer window to rear.



OUTSIDE

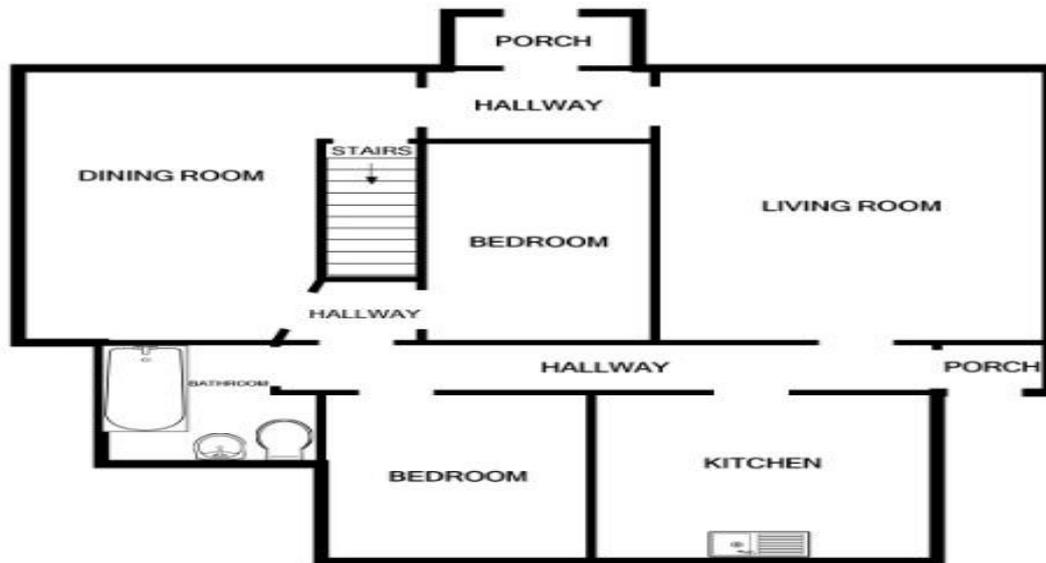
Enclosed rear garden with access from back door and side path, laid with shrubs, plants and lawn, there is a summer house and potting shed. The front is laid out in stones and two central borders. Single garage located in Lily Wynd.



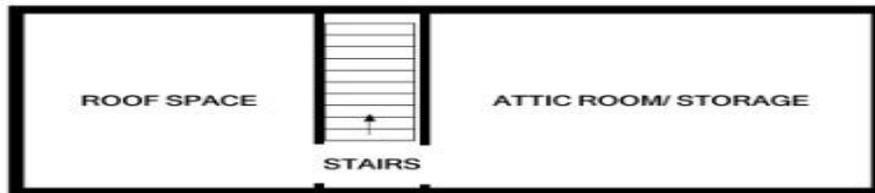
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GROUND FLOOR



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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation



Whilst these particulars are believed to be correct
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