

12 Hillview, Bogindollo, By Forfar, DD8 3PN



**Offers Around £125,000 Home Report Available**  
**Closing Date 12 noon 10<sup>th</sup> September 2020**

This semi-detached bungalow is situated in the semi-rural location of Bogindollo. The property benefits from double glazing and coal-fired central heating. Externally there are gardens to the front and rear of the property and there is also a garage. This property is in walk in condition and would make an ideal family home. The property is conveniently located for easy access to the A90 which connects to major routes north and south. The property has views out the countryside and hills.

Accommodation comprises:- Living Room, Kitchen, 2 Bedrooms, Shower Room, Sun Room

Outside:- There is a large rear garden laid out in gravel and lawn with borders, fruit trees, and a vegetable plot, three external stores, a timber shed and aluminium frame greenhouse. To the side there is a single garage. The front garden is laid out with two lawns and borders.

Solid fuel heating system, Double Glazing, Energy Performance Rating:- F



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE HALL

Solid wood door into hall way with doors to Living Room, Bedrooms, Kitchen and Shower room. 2 Storage cupboards and hatch to attic.

## LIVING ROOM (4.38m x 3.98m)

Bright room with open coal fire and stone surround. Windows to rear and side, radiator and carpeted flooring.



**BEDROOM ONE** (4.84m x 2.99m) at widest. Double bedroom with windows to front and rear, 2 x radiators, carpeted flooring and built- in wardrobe.



## BEDROOM TWO (3.76m x 2.95m)

Double bedroom with built- in wardrobes, carpeted flooring, window to rear and radiator.



## KITCHEN (3.51m x 2.84m)

Fully fitted kitchen with window to front, door to sun room, extractor hood, sink, storage cupboard with hot water tank. Lino flooring.



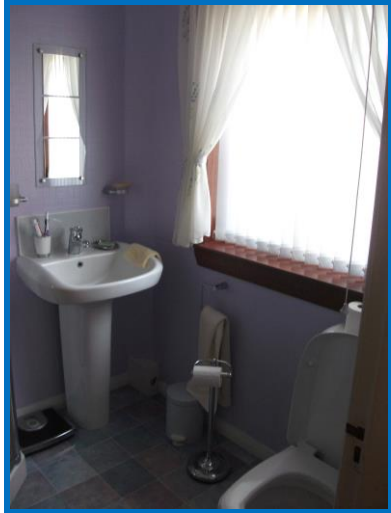
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## **SHOWER ROOM** (1.80m x 0.87m)

Corner shower unit, sink and WC, Lino flooring, window to side and radiator.



## **SUN ROOM** (3.31m x 2.18m)

Very bright room with patio doors out to the rear garden and window to the side, Laminate flooring.



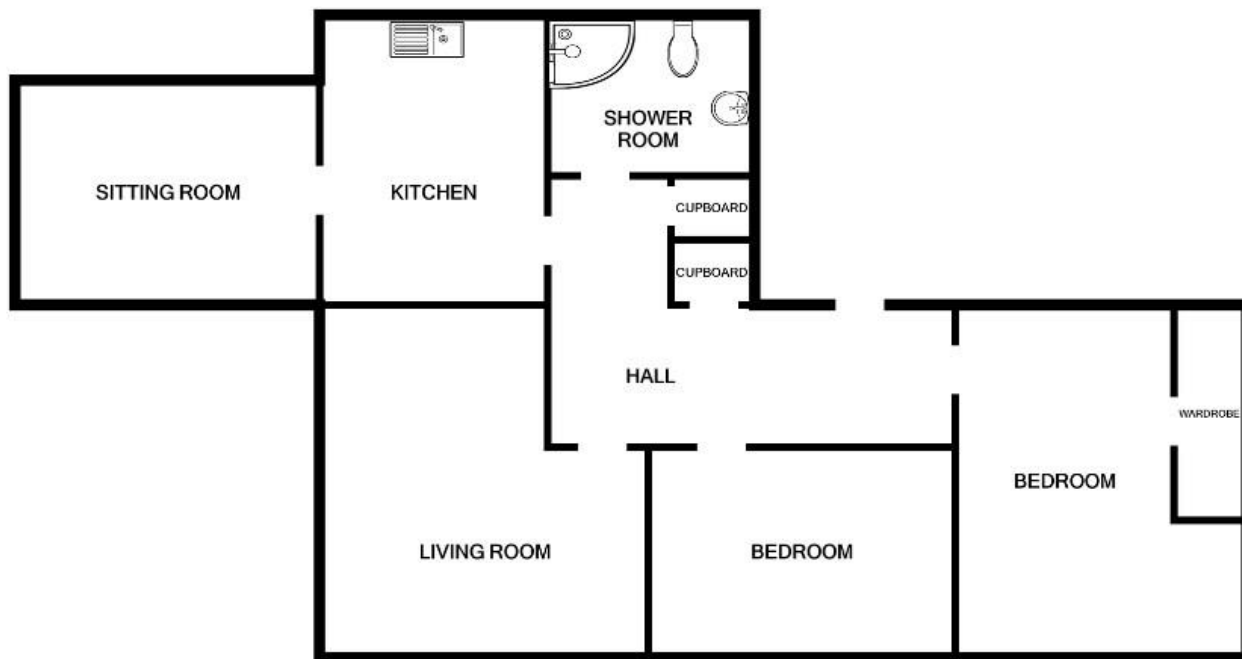
## **OUTSIDE**

There is a large rear garden laid out in gravel and lawn with borders, fruit trees, and a vegetable plot, three external stores, a timber shed and aluminium frame greenhouse. To the side there is a single garage. The front garden is laid out with two laws and borders.



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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 Castle Street, Forfar, DD8 3AG  
Tel 01307 463593



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