

37 Laurelbank, Forfar, Angus, DD8 1LP



## **CLOSING DATE OF 10<sup>TH</sup> SEPTEMBER AT 12 NOON**

**Offers Around £90,000 Home Report Available**

Semi-detached dwellinghouse within residential area in the Angus town of Forfar. This two-bedroom house would make a good family home or investment property and benefits from a good location a short distance away from Forfar town centre.

Accommodation comprises:- Ground Floor; Living Room, Kitchen/Dining room, Utility room. First Floor; Two Double Bedrooms, Shower Room with W/C.

Outside: Front and rear paved areas with off street parking to the front.

Double glazing, gas fired central heating, Energy Performance Rating:- C



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

Double glazed front door into hall, door to living room and stairs to first floor, small window to front, radiator, carpeted flooring.

## LIVING ROOM (4.05m x 3.21m)

Large bright, living room with window to the front, door through to Dining Room/Kitchen. Carpet and radiator.



## DINING ROOM (3.49m x 2.68m)

Good sized dining room with window to rear. Carpeted flooring, radiator.



## KITCHEN (3.39M X 2.13M)

Galley style fitted kitchen with built-in gas hob and extractor hood and separate built-in oven. Windows to rear and side, door to Utility Room.



## UTILITY ROOM (1.95m x .76m)

Glazed window to side, large under stair storage cupboard, boiler, plumbing for washing machine, door out to rear garden.

## UPSTAIRS HALL WAY

Carpeted stairs to first floor with landing area. Storage cupboard and loft access.



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## FIRST FLOOR

### **BEDROOM ONE** (3.32m x 4.40m)

Large double bedroom with window to front. Fitted carpet, radiator, storage cupboard and wardrobe.



### **BEDROOM TWO** (3.71m x 2.97m)

Another double bedroom with window to rear, carpeted flooring, radiator and storage cupboard and wardrobe.



### **SHOWER ROOM** (2.05m x 1.73m)

Comprising WC, wash hand basin, shower cubicle. Laminate tile flooring, window to rear.



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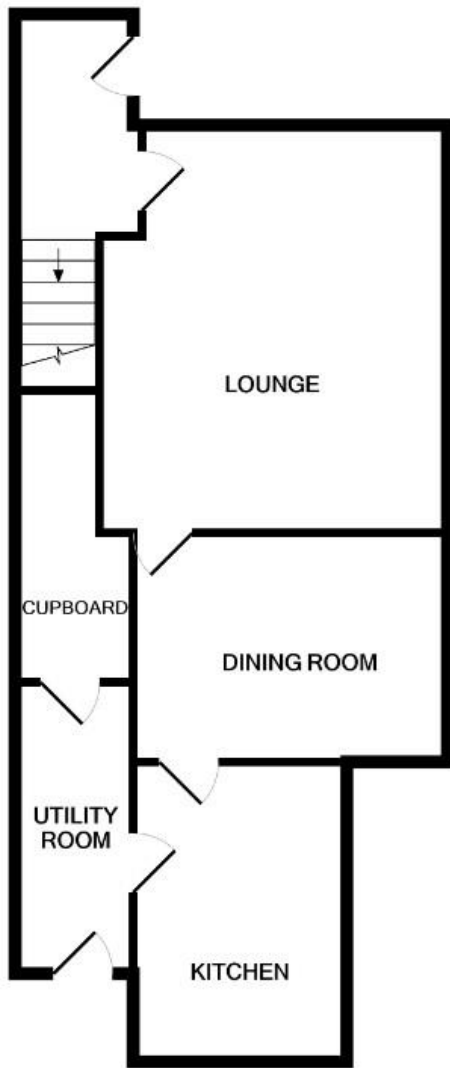
## OUTSIDE

The front garden is all paved for off street parking. The rear garden is also paved, and includes a raised patio area, shrubs and a shed.

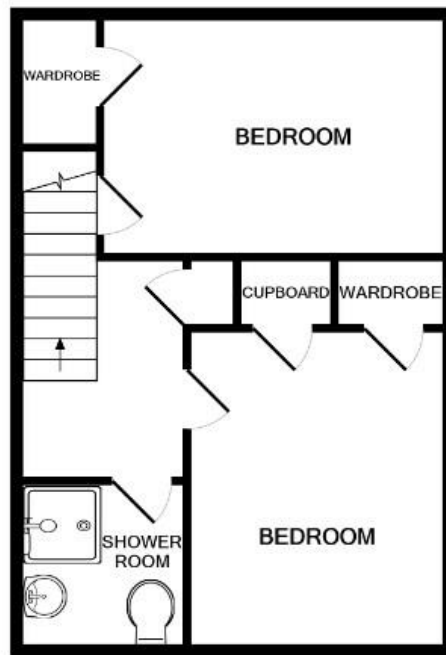


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GROUND FLOOR



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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**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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