

Flat 2D, 24 Brechin Road, Forfar, Angus, DD8 3JS



Offers Around £60,000 Home Report Available

This self-contained Ground Floor Flat within two storey mid terraced tenement building. This one bedroom property would make an ideal first time buy or rental opportunity. Situated in the market town of Forfar and within walking distance to all amenities the property is also conveniently located for easy access to the A90 which connects to major routes north and south.

Accommodation comprises:- Living Room, Kitchen, Bedroom, Bathroom.

Outside:- The front has a small gravel area, the rear garden area is all gravel and drying green, there is an outside store.

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



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
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forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

Communal entrance hall, solid wooden door to flat. Entry through to hall with carpeted flooring, doors to all rooms, storage cupboards and Electric storage heater.

KITCHEN (2.97m x 1.91m)

Galley style fitted kitchen with built in oven, hob and extractor hood. Window to front, tiled floor.



LIVING ROOM (4.20m x 3.07m)

Bright room with double windows to the front, original coving and ceiling rose. Laminate flooring, shelved storage area, Electric storage heater.



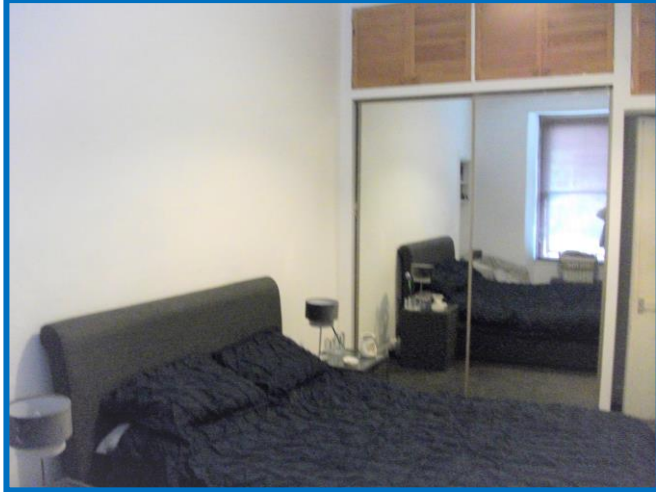
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BEDROOM (4.52m x 2.87m)

Large Double bedroom with fitted wardobes, shelved storage area, carpeted flooring, window to front and electric storage heater.



OUTSIDE

At the front there is a small graveled area. At the rear there is a drying green laid out in gravel there is also an outside store.

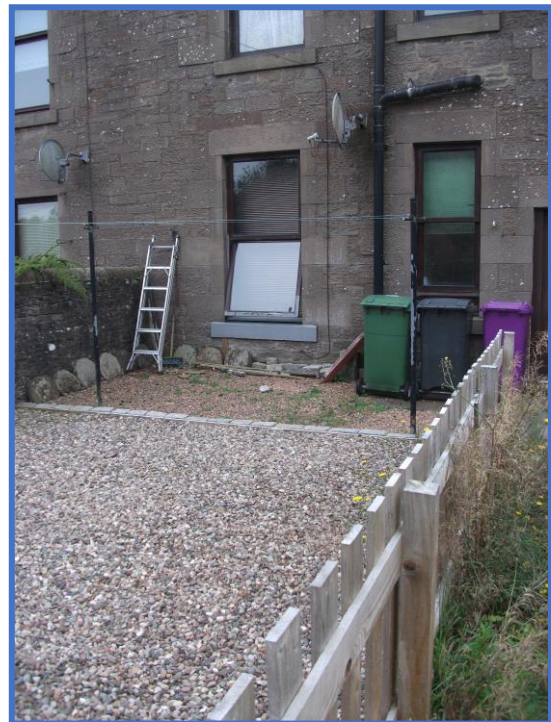
ENTRY: By negotiation

VIEWING: By appointment with the subscribers,

Messrs. MacHardy, Alexander & Whyte,
71 Castle Street,
Forfar, DD8 3AG
Tel 01307 463593

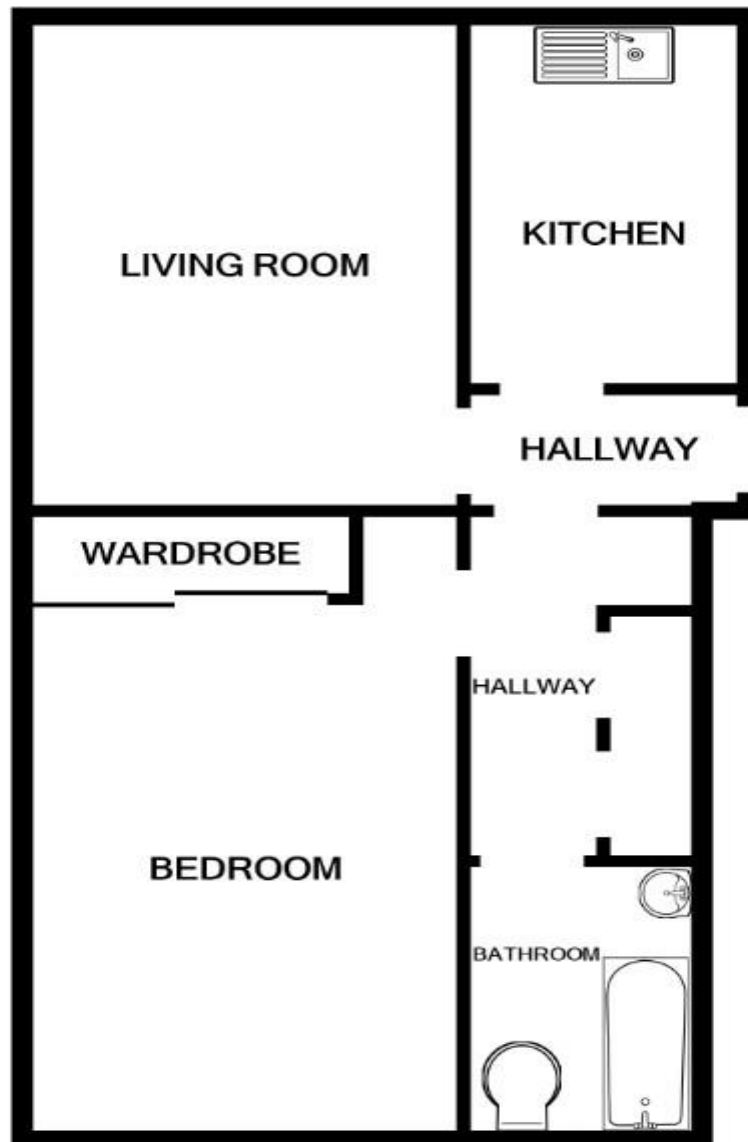
BATHROOM (2.44m x 1.48m)

Modern fitted bathroom incorporating bath with shower over, wet wall, WC, sink. Linoleum flooring, window to rear.



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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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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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