

38 McCulloch Drive, Forfar, Angus, DD8 2EB



Offers Around £185,000 – Home Report Available

Situated within a popular residential area of Forfar, this three bedroomed detached A & J Stephen bungalow is a short drive from local schools, shops, leisure and recreational facilities, as well as affording easy access to the cities of Aberdeen & Dundee and the picturesque Angus Glens.

Accommodation comprises:- Living Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room.

Outside:- Low maintenance gardens to front, side and rear. The driveway provides off street parking and access to the single garage.

Gas fired Central Heating and Double Glazing. Energy Performance Rating:- C



71 CASTLE STREET
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Tel. (01307) 463593
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ENTRANCE HALL

Hardwood front door leads into the main hall which provides access to the Living Room Kitchen, Bedrooms and Shower Room. 2 x storage cupboards, radiator, carpeted flooring, access hatch to loft.



KITCHEN (4.00m x 2.71m)

Large fitted kitchen with integral oven/hob and extractor hood. Window to front. Radiator, vinyl flooring, room for a small table and chairs.



LIVING ROOM (5.58m x 4.13m at its widest)

Large room with 3 windows, 2 to front and 1 to side. Electric fire with surround. 2 radiators. Fitted carpet



UTILITY ROOM (1.70m x 1.60m)

Storage cupboard, plumbed for washing machine and space for dryer, window to rear, vinyl flooring. Door to garage.



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BEDROOM 1 (3.23m x 2.84m)
Double bedroom with window to side, radiator, carpeted flooring, built-in wardrobes.



BEDROOM 3 (2.49m x 2.65m)
Window to rear, radiator, carpeted flooring and storage cupboard.



BEDROOM 2 (4.15m x 2.83m at it longest)
Large double bedroom with window to rear, radiator, carpeted flooring, built-in wardrobes



SHOWER ROOM (2.30m x 1.70)
Walk in shower, WC and sink with vanity unit. Radiator, vinyl flooring.

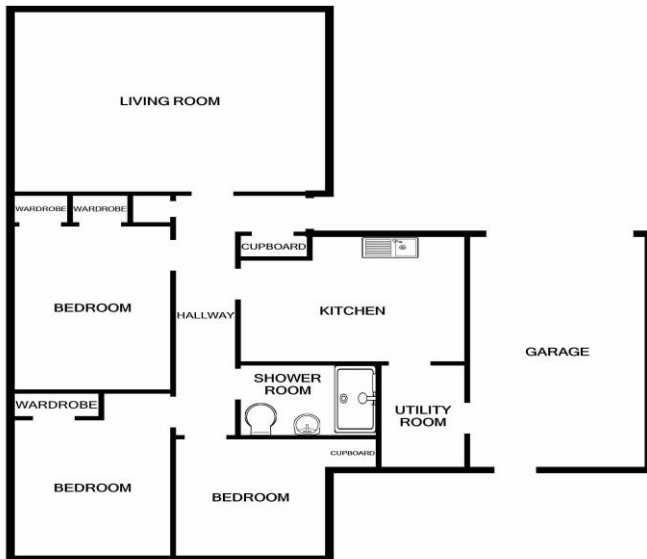


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OUTSIDE

Laid to gravel with shrubs at the front and side; garden to rear with paved area, rotary clothes dryer and timber shed.



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.
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