

41 Kemsley Place, Forfar, Angus, DD8 1HD



Offers Around £80,000 - Home Report Available

Mid-terraced house situated in popular residential area in the Angus town of Forfar. This two bedroom house is in need of some updating and would make an ideal family home or buy to let. The centre of Forfar is a short distance away and provides a full range of amenities. The property benefits from an enclosed rear garden. There are ample parking facilities within the car park close by.

Accommodation comprises:- Living room/Diner, Kitchen, Two Bedrooms, Shower Room.

Outside:- Enclosed rear garden. Store/Utility off Kitchen.

Gas fired central heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

The wooden front door opens onto the main hall. Doors off to living room and kitchen. Fuse cupboard, radiator, laminate flooring and stairs leading to first floor

LIVING ROOM /DINER (5.84m x 3.29m)

Bright, spacious living room with large window to the rear and door to rear garden. Fitted carpet, 2 x radiator, space for dining table.



KITCHEN (3.10m x 3.20m)

Fitted kitchen with window to front. Vinyl flooring, space for cooker, plumbed for washing machine. Sink unit, radiator. Door to storage shed/Utility area housing boiler, gas meter.



FIRST FLOOR

First floor landing has 2 storage cupboards, one at top and one large one half way up stairs, window to front and carpeted flooring.

BEDROOM ONE (4.00 X m x 3.00m)

Good sized double bedroom with window to the rear. Fitted carpet, radiator.



BEDROOM TWO (4.00m x 2.80m)

Another double bedroom with window to rear. Fitted carpet, radiator and large walk-in cupboard.



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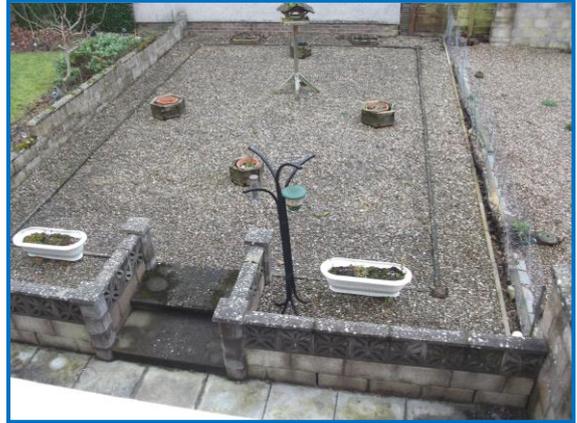
SHOWER ROOM (2.64m at longest x 1.96m at widest)

Walk-in corner shower unit with modern WC and sink, high window to front. Heated towel rail, vinyl flooring, storage cupboard.



OUTSIDE

To the front there is an enclosed small slabbed area. The rear garden is easily maintained as it is all laid out with gravel with tubs.



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



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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