

68 Glenogil Terrace, Forfar, Angus, DD8 1NG



Offers Over £63,000 – Home Report Available

This mid-terraced dwellinghouse is situated in an established Local Authority residential area in the Angus town of Forfar. Whilst in need of a degree of renovation, this property has the ability to make a good family home, first time buy or investment property. The property is within walking distance of Forfar town centre where a range of amenities can be found. It is also well placed for commuting further afield.

Accommodation comprises:- Living Room, Kitchen, Utility Area, 2 Bedrooms, Bathroom.

Outside:- Externally there is a small rear garden with drying green which is laid with bark, a paved area for a patio and the front is mono-blocked for parking.

Gas Central Heating, Double Glazing, Energy Performance Rating:- C



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

ENTRANCE HALL (2.04m x .75m)

Solid wooden front door into hall, Access from hall to living room and first floor. Carpeted flooring, radiator.

LIVING ROOM (4.76m x 3.72m)

Bright living room with large window to the front. Fitted carpet, feature electric fire with surround and radiator. Door to kitchen.



KITCHEN (3.98m x 3.12m)

Galley style fitted kitchen with integrated gas hob and oven, window to rear, radiator, vinyl flooring, storage cupboard. Gas Boiler. Access to Utility area.



FIRST FLOOR

Upper hall, all rooms off and radiator, carpeted flooring, loft access.

BATHROOM (1.70m x 1.80m)

WC, sink, bath with electric shower over, laminate flooring, radiator, window to rear.



BEDROOM ONE (4.73m x 2.91m)

Large double bedroom to the front of the property, 2 x windows to the front, radiator, carpeted flooring and storage cupboard.



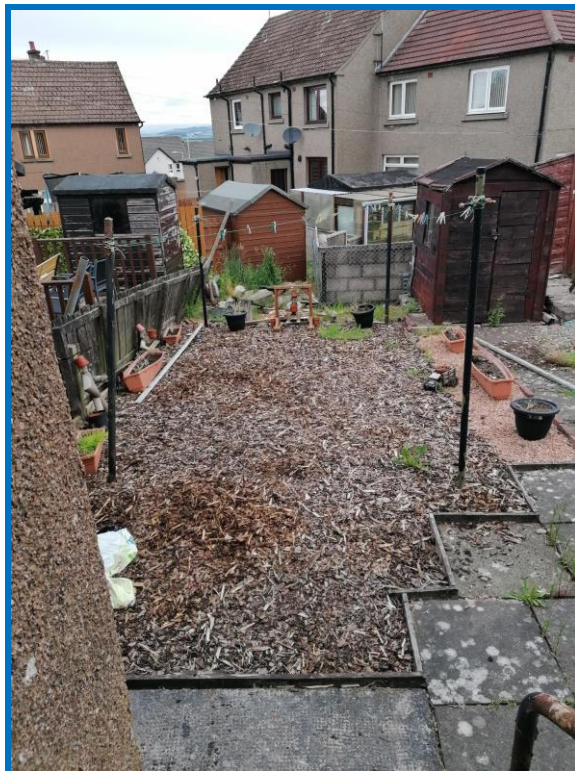
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BEDROOM TWO (3.77m x 2.82m)

Double bedroom to the rear, with storage cupboard, carpeted flooring, radiator and widow to rear with views out to the hills.



OUTSIDE

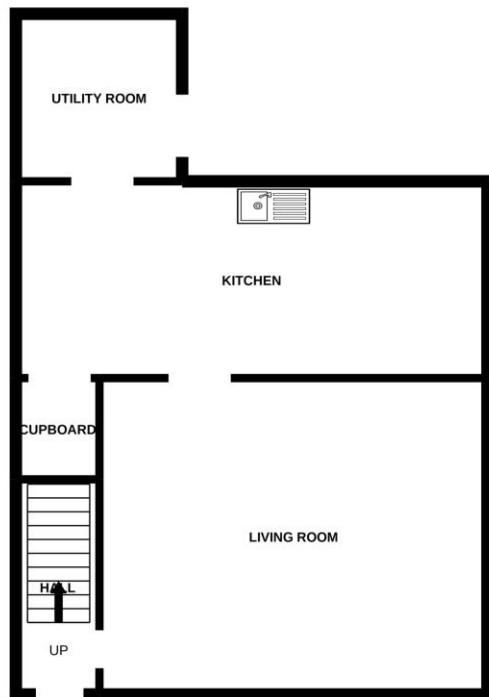
Small rear garden with drying green laid out with bark, paved area for a patio. The front is all mono-blocked for off street parking.



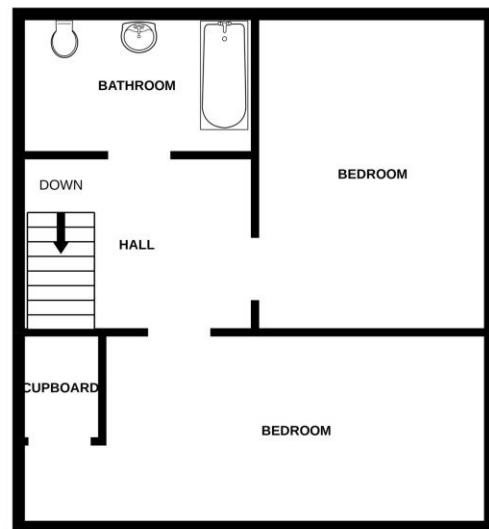
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation



**Whilst these particulars are believed to be correct
they are not warranted and do not form part of any Contract.
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