

16 Lethnot Gardens, Forfar, Angus, DD8 3RQ

Closing Date 10th August 12 noon



Offers Over £195,000 Home Report Available

This well-presented detached bungalow would make an ideal family home. Located in a quiet cul-de-sac in close proximity to Whitehills Primary School, 16 Lethnot Gardens is within walking distance of Forfar Town centre and all local amenities. The property further affords easy access to the A90 for commuting to Dundee and Aberdeen.

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

Outside:- Two garages with mono-blocked driveway providing additional parking. Low maintenance front and rear gardens.

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



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH (1.19m x .98m)

UPVC front door with internal glazed door to main hallway.

HALLWAY

L-shaped hallway providing access to all main rooms. 2 x storage cupboards (one housing gas boiler); access hatchway into loft; carpet flooring and radiator.



LIVING ROOM (5.28m x 3.96m)

Large bright west facing room with window to front; fitted carpet, 2 x radiators.



KITCHEN (3.93m x 3.22m)

Fitted kitchen with built-in double oven, gas hob and extractor; stand-alone dishwasher and washing machine. Vinyl flooring, space for table and chairs, radiator, large window looking into utility room. Door to utility room.



UTILITY ROOM (3.90m x 1.50m)

Kitchen unit and worktop, tumble dryer, large window to rear and small window to side, carpet flooring. UPVC double glazed door to rear garden.



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

BATHROOM (2.79m x 2.14m)

Family bathroom with bath, WC, sink and separate shower; vinyl flooring, radiator and window to the side.



BEDROOM 2 (3.22m x 2.74m)

Double room with window to side of property; built-in wardrobes, carpet flooring and radiator.



BEDROOM ONE (3.36M x 3.21m)

Nice bright double room with window to front of property; built-in wardrobes, carpet flooring and radiator.



BEDROOM 3 (3.71m x 3.22m)

Good sized double room with window to rear of property; built-in wardrobes, carpet flooring and radiator.



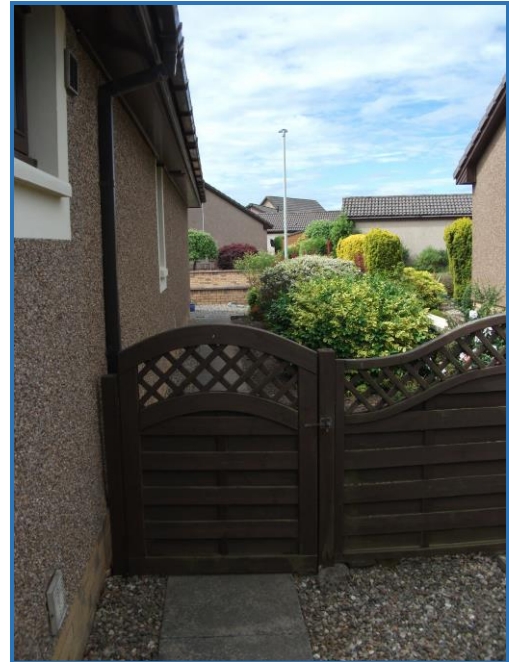
71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

OUTSIDE

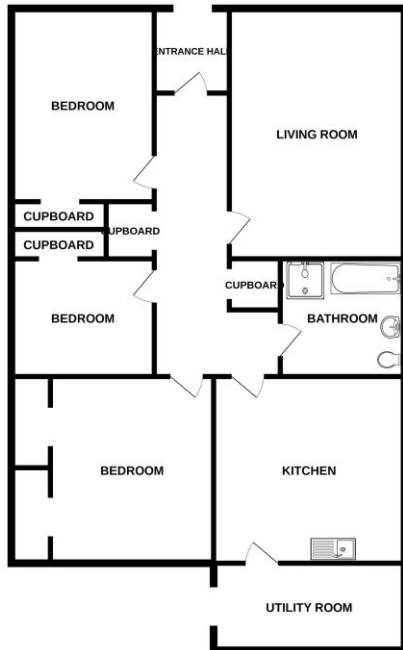
The property benefits from a Mono-blocked driveway with two garages. The easily maintained front and rear gardens are mainly laid to gravel with shrub filled borders. The rear garden incorporates a small patio area, a rotary clothes dryer and an area for bin storage.



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

GROUND 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 10/2011

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.
Measurements and plans given are approximate and are for information only.

71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk