

5 Airlie Crescent, Forfar, Angus, DD8 1NN



Offers Around £85,000 Home Report Available

This well maintained and upgraded mid-terraced dwellinghouse would make an ideal family home, first time buy or investment property. Situated in an established residential area, 5 Airlie Crescent is within walking distance of the town centre where a range of shops and leisure facilities can be found, it is also within easy walking distance of Balmashanner.

Accommodation comprises:- Living Room, Modern Kitchen, Utility Area, 2 Double Bedrooms, Shower Room.

Outside:- Low maintenance front garden. The enclosed rear garden is a sun trap and incorporates a slabbed patio area, border, drying poles, greenhouse and a tool storage unit. Parking is on street. There is a communal parking area at the bottom of the road.

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



71 CASTLE STREET
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Fax (01307) 468507
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Website: www.machardy.co.uk

ENTRANCE HALL

UPVC front door into hall, access from hall to living room and stairs to first floor. Carpeted flooring.

LIVING ROOM (4.70m x 3.71m)

Bright, nicely decorated room with feature fireplace, carpeted flooring and radiator. Large window to front. Door to kitchen.



KITCHEN (4.75m x 1.91m)

Galley style fitted kitchen with integrated induction hob, extractor hood and oven. Laminate flooring, space for washing machine, large storage cupboard, access to utility area with worktop, UPVC back door to garden.



FIRST FLOOR

Carpeted landing with access to all rooms. Hatchway to loft (half floored).

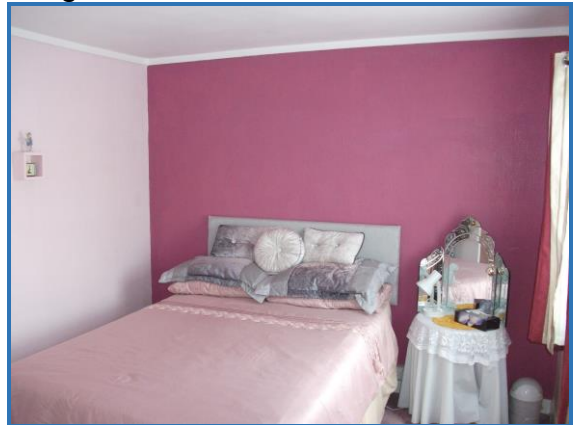
SHOWER ROOM (1.69m x 1.79m)

New shower room, with corner shower, wc, sink and built in vanity/storage area. Wet wall, slate style flooring, window to rear, heated towel rail and extractor fan.



BEDROOM ONE (3.73m x 2.91m)

Large double room to front of property with built-in mirrored wardrobes; carpeted flooring, radiator and 2 x windows.



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BEDROOM TWO (3.59m x 2.79m)

Freshly decorated double room to rear of property; carpeted flooring, radiator and 1 x window.



OUTSIDE

Enclosed front garden laid in gravel. The rear garden is a sun-trap with slabbed patio area, border and drying poles. Greenhouse and storage unit for garden equipment.



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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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