

30 Market Street, Forfar, Angus, DD8 3EW
Closing Date of Friday 17th September 2021 at Noon



Offers Around £140,000 Home Report Available

Situated in a popular residential area within the Angus town of Forfar, this extended mid-terraced cottage, whilst in need of a degree of modernisation, has the ability to make a good family home, first time buy or investment property. 30 Market Street 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. The property benefits from a garage and an enclosed rear garden incorporating a greenhouse, shed and storage unit.

Accommodation comprises:- Living Room, Kitchen, 3 Bedrooms, Shower room, Sitting room, Sun room/Dining area, 2 Attic rooms.

Outside:-Externally there is a private rear garden laid in slabs and gravel with shed, greenhouse and storage unit; single garage accessed via a rear pathway.

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



71 CASTLE STREET
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forfar@machardy.co.uk

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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

Access from hall to Living room and x 2 bedrooms; radiator and carpet.

LIVING ROOM (5.17m x 3.96m)

Large living room with windows to the front. Original tiled fireplace. Under window storage display unit, fitted carpet, radiator. Door to rear hallway.



BEDROOM ONE (4.50m x 3.25m)

Large double room. Built-in mirrored wardrobes with access through these to Bedroom 3. Carpeted flooring, radiator, windows to front, under window storage cupboards.



BEDROOM TWO (3.96m x 3.22m)

Double room, carpeted floor, radiator, window to rear out to Sun room/Dining Area.

ATTIC ROOMS

Accessed via Ramsay Loft ladder from Bedroom 2. Two attic rooms.

REAR HALLWAY

Rear hallway leading to Kitchen, Shower room, Sun room/Dining Area. Bedroom 2 via Sitting Room; vinyl flooring.

KITCHEN (4.67m x 2.09m)

Older style kitchen with ample storage cupboards; window to rear, vinyl flooring and radiator.



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SHOWER ROOM (2.67m x 1.63m)

Corner Shower unit, sink with build-in cupboards underneath, WC, vinyl flooring, radiator, window to rear and storage cupboard.



SITTING ROOM

(4.11m x 4.27)

Access off Sunroom. Large windows to rear and side, 2 x radiators, carpeted flooring. Bar area and access to Bedroom 3.



SUNROOM/DINING AREA (4.04m x 1.89m)

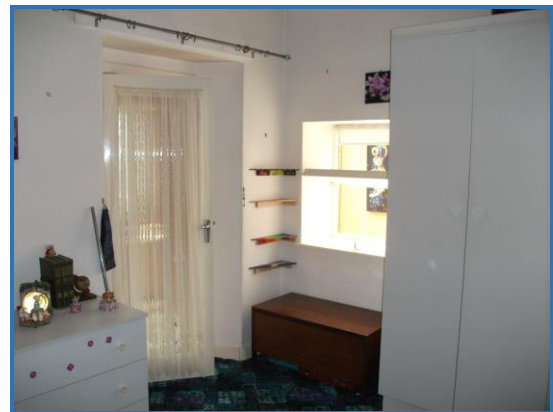
Access to Sitting room and Bedroom 3. Patio doors to rear garden.



BEDROOM THREE

(3.58m x 3.01m)

Internal bedroom with window to Sunroom/dining area. Build-in wardrobes and furniture, accessed from Sitting room. Access through mirrored wardrobes to Bedroom 1; shelving, carpeted flooring and radiator.



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OUTSIDE

Enclosed rear garden with pathway leading to single garage. The garden is laid in slabs and gravel and incorporates a greenhouse, shed and storage unit.



GROUND FLOOR



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

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