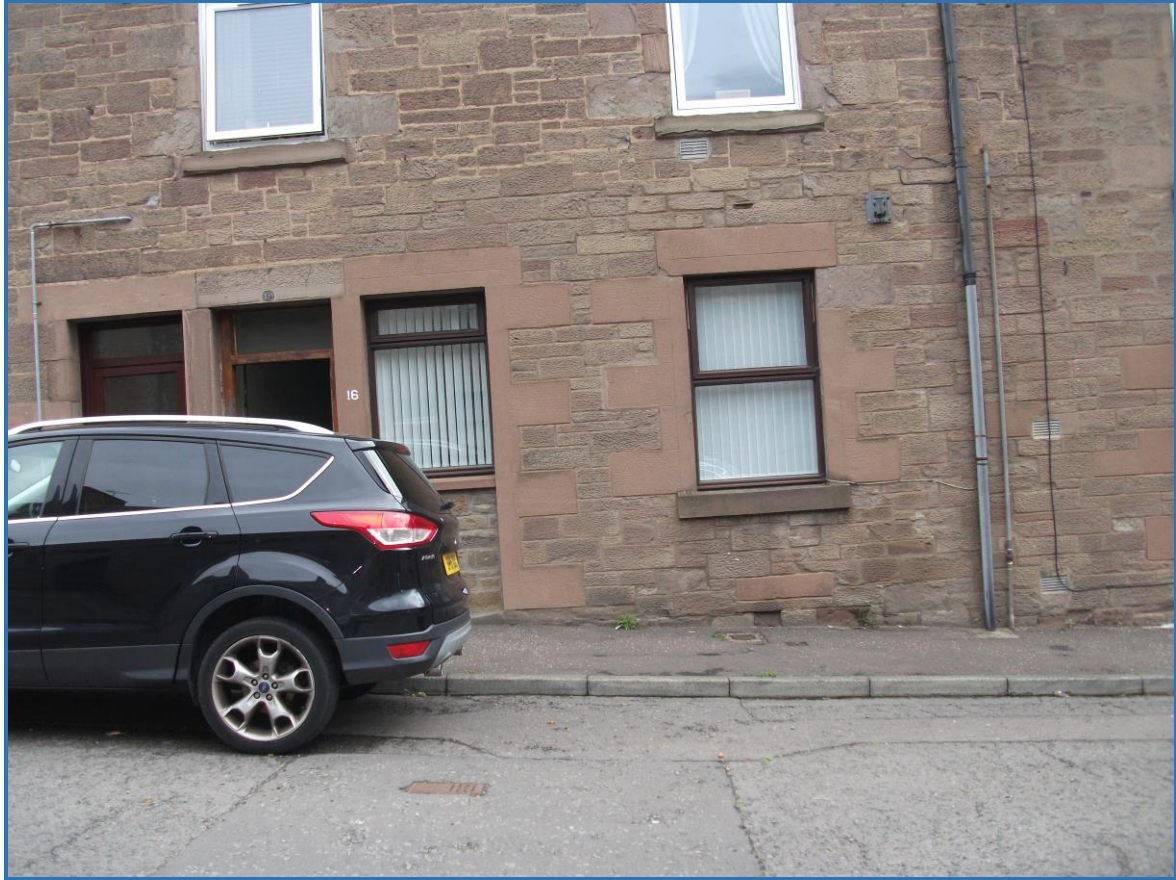


16 John Street, Forfar, Angus, DD8 3EZ



**Offers Around £52,000 – NEW PRICE Home Report Available**

Renovated to a high standard, this upgraded and freshly decorated self-contained ground floor flat is located in a popular residential area within a short walk of Forfar town centre. 16 John Street would make an ideal first time buy or investment opportunity. Close to all local amenities, the property is also conveniently located for vehicular access to the A90 connecting Forfar to major routes north and south.

Accommodation comprises:- Living Room, Kitchen, Double Bedroom, Shower Room.

Outside:- Rear garden area laid to gravel, rotary clothes dryer, storage shed.

Newly Installed Electric CH, Double Glazing, Energy Performance Rating:- D



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

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE HALL

Communal entrance.  
Composite door to flat opens into internal hall. Vinyl flooring, storage cupboards and wall mounted electric heater.

## LIVING ROOM (4.91m x 3.43m)

Bright room with window to the front. Carpeted flooring, storage cupboard, wall mounted electric heater, Anstone fireplace with ceramic hearth. Opening to kitchen.



## BEDROOM (3.55m x 3.42m)

Good sized double bedroom with window to the rear. Carpeted flooring and wall mounted electric heater.



## SHOWER ROOM (2.44m x 1.48m)

Modern fitted shower room incorporating walk in shower, wet wall, WC, sink. Vinyl flooring, heated towel rail and extractor fan.



## KITCHEN (3.19m x 1.38m)

Galley style fitted kitchen with built in oven, hob and extractor hood, washing machine. Window to front, vinyl flooring.



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GROUND FLOOR

## OUTSIDE

Rear garden laid to gravel with rotary clothes dryer and useful storage shed.



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.  
Made with floorplan 11/02/21

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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