

17 Muir Place, Forfar, Angus, DD8 3LD



Offers Over £140,000

Semi-detached two-bedroomed bungalow within a popular residential area of Forfar. Situated in a quiet cul-de-sac, 17 Muir Place would make an ideal retirement home, first time buy or investment property. The property is within walking distance of the town centre where a range of shops and other amenities can be found. It is also well placed for commuting further afield. 17 Muir Place benefits from being a corner plot and has easily maintained gardens.

Accommodation comprises:- Living Room, Kitchen, 2 Bedrooms, Bathroom, Sun Porch.

Outside:- Gardens to front, side and rear. Mainly laid in gravel with slabbed areas, borders and mature shrubs. Parking area.

Gas 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 HALL

Wooden Door into L-shaped hall giving access to all rooms. Radiator. Carpet flooring. Hatch to loft.

LIVING ROOM (3.84m x 3.23m)

Bright living room with window to the front. Radiator. Fitted carpet.



BATHROOM (1.70m x 2.09m)

3-piece suite. Window to the side. Radiator. Carpet flooring.



BEDROOM ONE (3.41m x 2.50m)

Double room with window to the rear. Built-in wardrobes. Radiator. Carpet flooring.



KITCHEN (3.38m x 2.16m)

Fitted kitchen with window to the side. Space for appliances. Radiator. Carpet flooring.



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BEDROOM TWO (2.47m x 2.47m)

Small double room with window to the front.
Radiator. Carpet flooring.



OUTSIDE

Attractive, easily maintained gardens to front,
side and rear. Wooden shed.



SUN PORCH (2.74m x 1.82m)

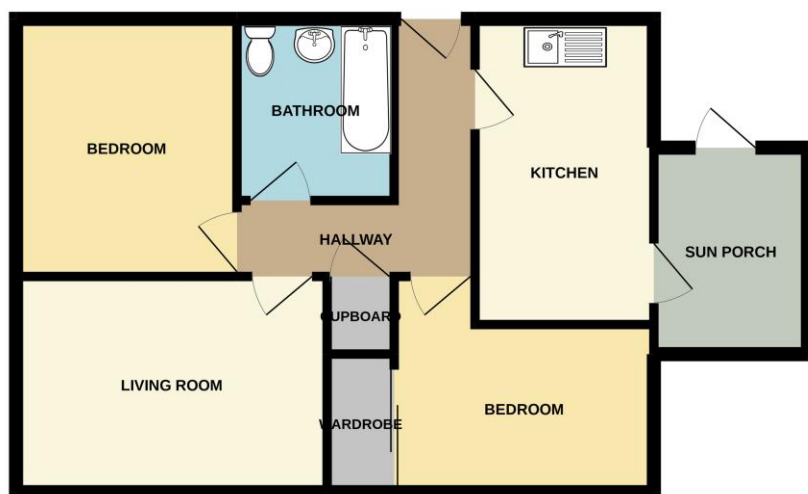
Compact sitting area with access to rear garden.



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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, 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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