

**13 Graham Crescent, Forfar, Angus, DD8 1DX**



**Offers Around £55,000**

Ground floor flat in popular residential area of Forfar. Whilst in need of a degree of modernisation, this two-bedroomed property would make a good first time buy or rental investment. 13 Graham Crescent is within walking distance of Forfar town centre where a range of amenities can be found. Langlands Primary School is close at hand. The property is also well placed for commuting further afield.

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

Outside:- Front garden laid to lawn with shrubs and border. Rear garden with fruit trees. Mainly laid to lawn with drying poles, shed and greenhouse.

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](mailto:forfar@machardy.co.uk)

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

# MACHARDY, ALEXANDER & WHYTE, W.S.

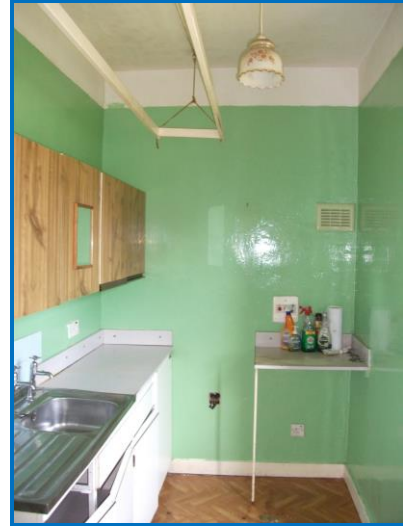
## ENTRANCE HALL

Wooden door into hall; access to Living Room, Bedroom 2 and Bathroom; radiator; linoleum flooring; x 2 storage cupboards.



## KITCHEN (2.67m x 1.70m)

Galley style Kitchen with wall and floor units; gas boiler; ceiling pulley. Window to front; vinyl flooring.



## LIVING ROOM (4.49m x 3.65m)

Large front facing living room with x 2 windows; radiator. Access to Bedroom 1 and Kitchen.



## BEDROOM ONE (3.79m x 2.49m)

Double room with window to rear; storage cupboard and radiator.



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## **BATHROOM** (2.30m x 1.50m)

Compact bathroom with Bath, shower over and wetwall; WC and sink. Window to side; radiator and vinyl flooring.



## **BEDROOM TWO** (3.79m x 2.64m)

Double bedroom with window to rear; storage cupboard and radiator.



## **OUTSIDE**

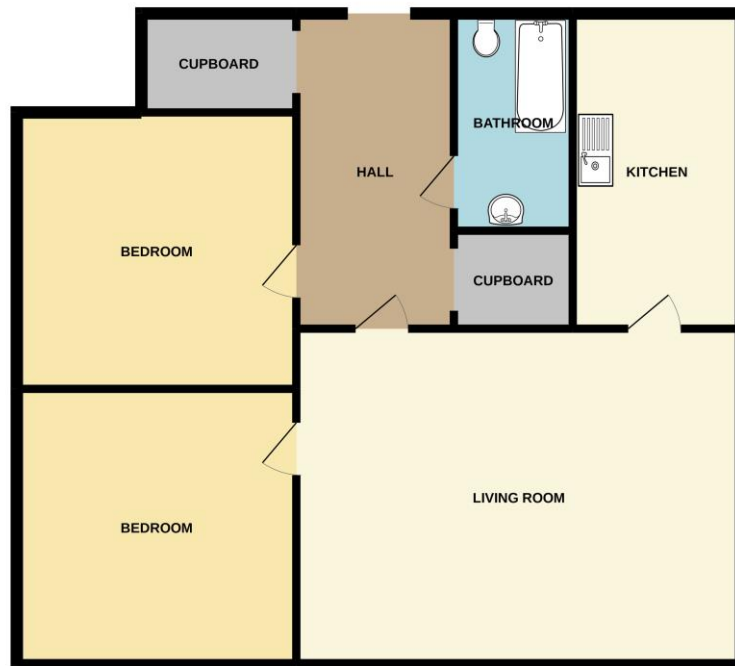
The property benefits from a front garden laid in lawn with shrubs and border. There is also a rear garden with shed, greenhouse, fruit trees and lawn area.



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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  
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