

11 Easterbank, Forfar, Angus, DD8 2BL



Offers Around £75,000

This first floor 2 bedroomed property is in walk-in condition, has the ability to make a good family home, first time buy or investment property. The property is within walking distance from Forfar town centre where a range of amenities can be found. It is also well placed for commuting further afield. The property also benefits from off street parking.

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

Outside:-.The property has parking at the rear for 2 vehicles and is laid in gravel and a patio area with drying poles. There is a gravel area to the side also.

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

Access via wooden door to stairs to first floor, glazed door to internal hall with access to all room. There is a large walk-in storage cupboard, with window to front.



KITCHEN (2.87m x 2.87m)

Fitted kitchen with wall and base units. Integrated electric oven and gas hob, hood. Gas Boiler (3 years old), laminate floorings, window to rear, radiator.



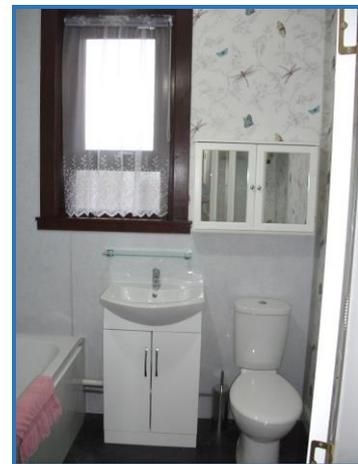
LIVING ROOM (4.72m x 3.71m)

Nicely decorated room with feature electric fire and surround, laminate flooring, radiator and window to the front.



BATHROOM (1.81m x 2.10m)

Newly fitted bathroom, wet-wall, shower over bath, w/c sink with vanity unit under, laminate flooring, radiator and window to rear.



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BEDROOM ONE (4.02m x 3.78m)

Double room with built-in wardrobe, carpeted flooring and radiator, windows to front and side.



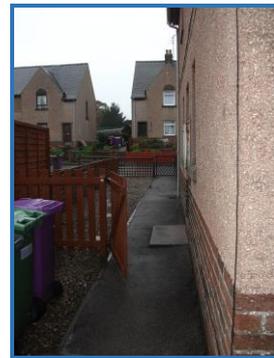
BEDROOM TWO (m x m)

Double bedroom with built-in wardrobe, carpeted flooring and radiator, windows to rear and side.



OUTSIDE

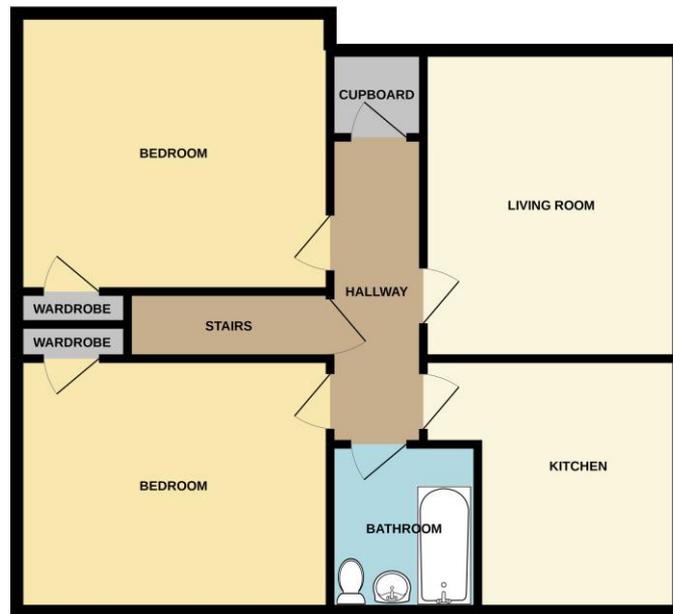
To the side of the property there is a gravel area, to the rear there is off street parking for two vehicles, which is laid in gravel, there is also a patio area which is slabbed with drying poles.



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FIRST 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.
Made with Metagen 10/2011

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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