

Caterthun, Bowriefauld, By Forfar, Angus, DD8 2LX
Closing Date 12 noon 2nd December 2021



Offers Over £175,000

Situated in the peaceful rural setting of Bowriefauld, this two-bedroomed bungalow, whilst in need of a degree of upgrading, has the potential to make a good family home. The extensive rear garden is a particular feature. Local amenities can be found in Letham, with a fuller range of facilities in nearby Forfar. The property is also well placed as a home base for commuting further afield.

Accommodation comprises:- Living Room, Kitchen, Dining Room, 2 Double Bedrooms, Family Bathroom, Sun Room/Porch.

Outside:- Front - Single garage, driveway with parking for several vehicles, borders and flower beds. The extensive rear garden is currently laid in grass with drying poles and two patio areas.

Oil fired Central Heating, Double Glazing, Energy Performance Rating:- F



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.

VESTIBULE (1.27m x 1.90m)

Front door opens into vestibule which houses the electric meters; wooden flooring with glazed internal door to L-shaped hallway with rooms off.



DINING ROOM (3.61m x 3.41m)

Window to the rear with open views out to adjoining fields and the countryside beyond; carpet flooring, radiator, door to Kitchen.



LIVING ROOM (5.87m x 4.40m at widest)

Large bright Living Room with window to the front; electric fire with original tiled fireplace. Storage cupboards, carpet flooring, 2 x radiators, door to Dining Room.



KITCHEN (3.59m x 3.71m)

Large Kitchen with floor and wall units; CH boiler, window to rear; lino flooring, radiator, door to Sun Room/Porch and access to rear garden.



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SUN ROOM/PORCH (4.25m x 2.312m)

Views over the rear garden to the countryside beyond. Door to rear garden.



BEDROOM ONE (3.24m x 2.51m)

Double room to the front; built-in wardrobes and vanity area, carpet flooring and radiator.



BATHROOM (3.60m x 2.13m)

WC, sink unit, bath, separate shower, radiator, window to rear.



BEDROOM TWO (3.60m x 3.00m)

Double room to the rear; built-in wardrobes, carpet flooring and radiator.



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OUTSIDE

Externally - at the front there is a single garage with driveway parking for several vehicles; borders and flower beds. Extensive rear garden currently laid in grass with drying poles and two patio areas.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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