

76 Old Halkerton Road, Forfar, Angus, DD8 1JP



Offers Over £160,000

Semi-detached bungalow situated in a popular residential area in the Angus town of Forfar. This three-bedroom property would benefit from some modernisation but 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 benefits from a rear garden, driveway for several vehicles and a front garden.

Accommodation comprises:- Living Room, Kitchen, 3 Bedrooms, Bathroom.

Outside:- Externally the front and rear gardens are easily maintained. Front garden laid in gravel with border and shrubs. Rear garden laid in gravel, borders with shrubs, 2 sheds. Driveway suitable for several vehicles.

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

Entrance via a solid wood door to hallway with all rooms off. 2 x storage cupboards, loft access, radiator and carpeted flooring.

KITCHEN (3.63m x 2.50 m)

Fitted kitchen with integrated oven, electric hob and extractor hood. Space for washing machine. Vinyl flooring and radiator. Double window to front. Space for small table.



LIVING ROOM (4.39m x 4.06m)

Large room with large windows to the front. Carpeted flooring and radiator.



BATHROOM (2.50m x 1.82m)

Fitted bathroom suite with W/C, sink and bath, shower over. Window to side, radiator and vinyl flooring.



BEDROOM ONE (4.44m x 2.73 m)

Master bedroom with built in wardrobes, carpet flooring and radiator. Window to rear.



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BEDROOM TWO (2.59m x 2.37 m)

Single room with storage cupboard, radiator and carpet flooring. Window to rear.



BEDROOM THREE (4.30m at longest x 2.51m)

Large single room with built-in-wardrobe. Carpeted flooring, radiator and window to rear.



OUTSIDE

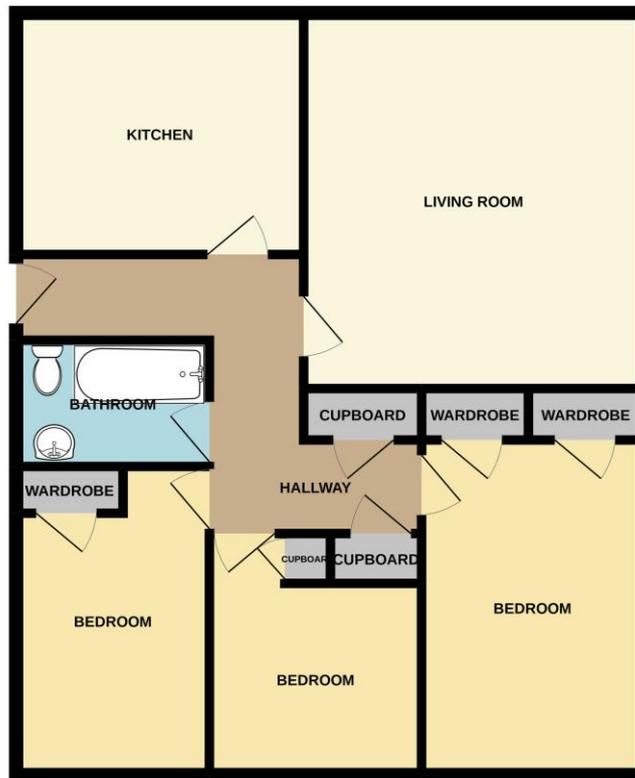
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GROUND FLOOR



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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