

1a Montrose Road, Forfar, Angus, DD8 2HT
CLOSING DATE 12 NOON 18TH FEBRUARY 2022



Fixed Price £75,000

This end of terrace maisonette flat is situated in a popular residential area in the Angus town of Forfar. This two-bedroomed property, whilst in need of a degree of renovation, 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 being within walking distance of Whitehills Primary School.

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

Outside:- Shared rear enclosed garden laid with lawn and rotary dryer.

Gas Central Heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
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Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

There is a communal entrance. The property has a solid wooden door that gives access to the upper hall with access to Kitchen and Living Room/Diner, storage cupboard. Stairs take you to the basement level and the remaining rooms.

LIVING ROOM/DINER (8.59m x 4.76m at its longest and widest)

Large open room with double aspect to front and rear. 2 x windows to front and 1 to rear. Hatch to kitchen, 2 x storage cupboards & shelved area. Gas Fire, 2 x radiators. Carpeted flooring.



KITCHEN (3.92m x 3.12m)

Fitted kitchen with wall and base units. Vinyl flooring, radiator and window to the rear.



BASEMENT HALL

Stairs take you to lower basement level, 2 x storage cupboards, radiator and carpeted flooring. Access to all rooms.



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BATHROOM (3.00m x 3.48m)

Large bathroom with W/C, sink and bath, shower over. Storage cupboard and unit under sink.



BEDROOM TWO (2.88m x 3.67m)

Double room with storage cupboard, window to rear, radiator and carpeted flooring.



BEDROOM ONE (3.96m x 3.01m)

Double bedroom with built-in-wardrobes. Radiator, carpet flooring and window to the rear.



OUTSIDE

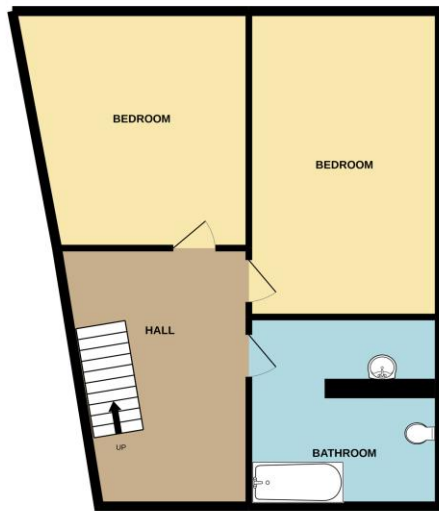
There is a shared rear garden laid in lawn and a rotary dryer. Vehicular parking is on street.



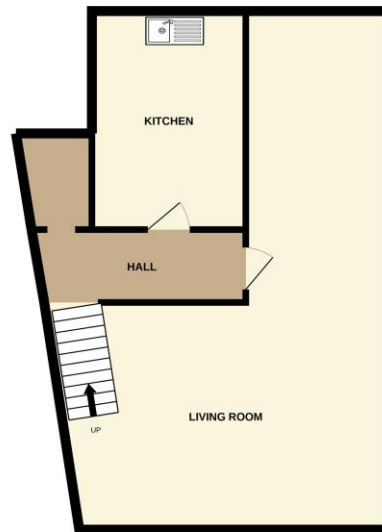
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BASEMENT



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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