

7 Northampton Road, Forfar, Angus, DD8 1JG
CLOSING DATE 12 NOON 4th MARCH 2022



Offers Over £165,000 Home Report Available

Situated within a popular residential area, this two-bedroomed detached bungalow would make a comfortable family home or retirement property. 7 Northampton Road is within walking distance of 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 garage, a driveway with parking for several vehicles and an enclosed rear garden.

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

Outside:- Externally, the front garden is laid to gravel with mature shrubs; the rear garden is mainly laid to lawn with borders, shed and patio area.

Gas Central Heating; Double Glazing. Energy Performance Rating:- D



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
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forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH

UPVC door into porch; large storage cupboard; small cupboard housing electric meter. Hallway leading to all rooms; access hatch to attic; 2 x storage cupboards; radiator; carpet flooring.



KITCHEN / DINER (4.04m x 2.69m)

Large dining kitchen with window to rear giving views out to distant hills; wall and base units; seating area; radiator; vinyl flooring. Doorway to rear garden.



LIVING ROOM (4.04m x 4.13m)

Bright living room with window to front; gas fire with original tiled fireplace; radiator; fitted carpet.



SHOWER ROOM (1.68m x 1.95m)

Modern shower room with window to rear; built-in under sink storage cupboard; WC; corner shower unit with electric shower; all wet walled; radiator; vinyl flooring.



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BEDROOM ONE (3.69m x 3.68m)

Double room with window to front; radiator; carpet flooring.



BEDROOM TWO (3.68m x 3.69m)

Double bedroom with window to rear giving views to distant hills; radiator; carpet flooring.



ATTIC

Useful storage area with potential for conversion (subject to obtaining the necessary local authority consents).



OUTSIDE

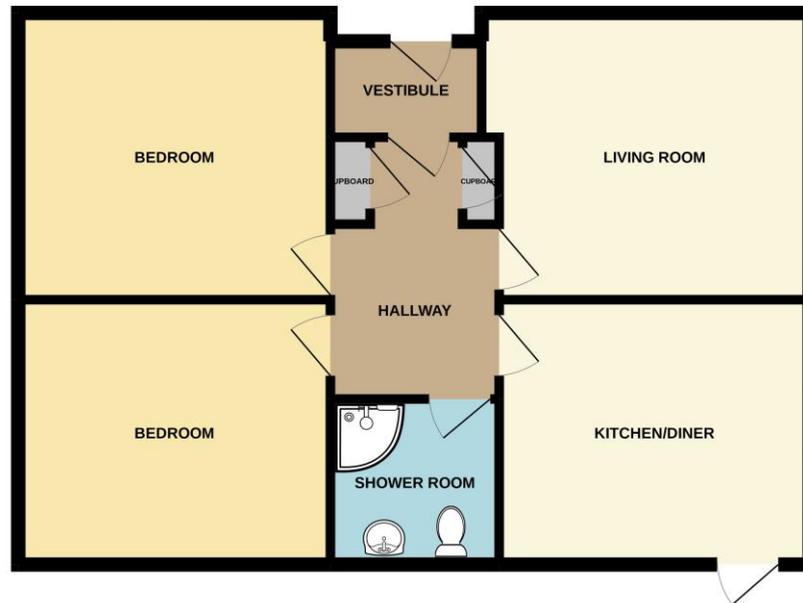
The front garden is laid in gravel with mature shrubs. There is a drive suitable for several vehicles and a single garage. The enclosed rear garden is laid in lawn, with borders with mature shrubs, a patio area and shed.



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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
they are not warranted and do not form part of any Contract.
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