

19 Station Road, Forfar, Angus, DD8 3EP



Offers Over £90,000

This 2 bedroomed Maisonette is situated in a popular residential area in the Angus town of Forfar. This property 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, and close to Whitehills Primary School. It is also well placed for commuting further afield. The property also benefits from small front garden and shared rear garden.

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

Outside:- Externally there is a small front garden laid with gravel and a shared rear garden with shed also a private patio.

Electric heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
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Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

Entrance via communal close. Solid wood door takes you into a bright airy hallway with open stairs to first floor, Living Room and bathroom. Laminate flooring, 2 large windows to the rear, storage heater.



LIVING ROOM (4.66m x 3.06m)

Bright living room with patio doors out to the patio area and shared garden. Laminate flooring, storage heater. There are double doors to the Dining room.



KITCHEN/DINING ROOM (4.66m x 3.06m) with KITCHEN off.

Large open plan dining room/kitchen. Dining room has a storage heater, carpet flooring, window to the front. There is a display unit with shelves and storage, storage also under window. The Kitchen has wall and base units, integrated hob, oven and hood, tiled floor and window to the front.



BATHROOM (1.75m x 2.06m)

Bathroom with sink, WC, Bath with electric shower over, tiled flooring.



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FIRST FLOOR

Open stairs lead from the downstairs hall up to the first floor, there are two large windows for light and a large walk-in cupboard with storage.

BEDROOM ONE (4.69m x 3.92m)

Large double bedroom with panel heater, carpet flooring and window to the front.



BEDROOM TWO (4.68m x 3.13m)

Double bedroom with carpet flooring, panel heater and window to the rear.



OUTSIDE

Small front garden laid with gravel. Shared rear garden with shed and patio area. Parking is on street.

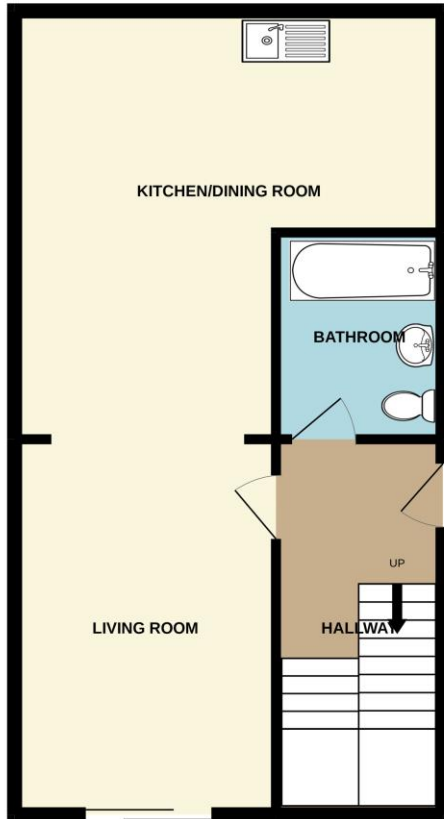


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GROUND FLOOR



1ST 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 Metropix 6/2022

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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