

26 Taranty Road, Forfar, Angus, DD8 1JY  
**CLOSING DATE AT WEDNESDAY 22<sup>ND</sup> JUNE AT 12 NOON**



### **Offers Over £110,000**

Situated within a popular residential area of Forfar, this mid-terraced villa would make a good family home, first time buy or rental investment. Comprising of entrance vestibule, hall, bright lounge, generous kitchen, bathroom and three bedrooms, 26 Taranty Road additionally benefits from front and rear gardens and a driveway. Shops and other amenities are within easy walking distance. Close to Langlands Primary School.

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

Outside:- Front – Slabbed driveway, gravel area, shrub borders. Rear – path at side of property leading to raised patio with steps down to gravel area, flower/shrub beds and rotary clothes dryer. Timber shed.

Gas Central Heating, Double Glazing. Energy Performance Rating:- C



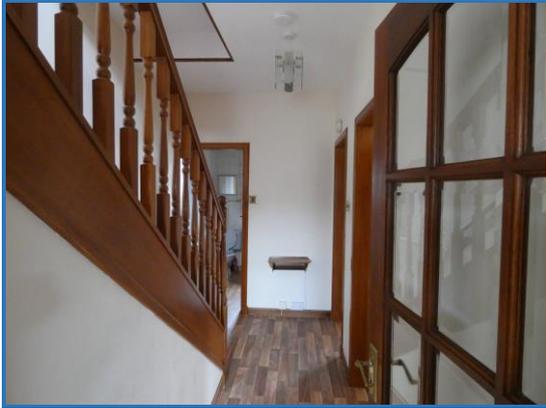
71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE VESTIBULE/HALLWAY

Accessed via UPVC front door, the vestibule incorporates a storage cupboard housing the electricity meter. Glazed door through to main hallway with rooms off and stairs to first floor. Radiator; vinyl flooring.



## LIVING ROOM (4.12m x 4.33m at longest)

Bright lounge with gas fire and surround, built-in storage and shelving to side of fire, carpet flooring, window to front.



## KITCHEN (4.31m x 3.03m)

Fitted kitchen with wall and base units. Window to rear with views out to hills. 2 x storage cupboards (one housing the boiler), space for small table, door to back vestibule leading to rear garden. Back vestibule has 2 x storage cupboards. UPVC door to garden.



## BATHROOM (1.94m x 1.95m)

3-piece bathroom suite with shower over bath, WC and sink. Window to rear. Radiator, vinyl flooring.



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## FIRST FLOOR

Stairs to first floor landing with window to front; large storage cupboard; access to loft space. All rooms lead off.

## BEDROOM ONE (4.35m x 3.29m)

Double room with built-in wardrobe; window to front. Radiator, carpet flooring.



## BEDROOM TWO (3.68m x 2.93m)

Double room. Window to rear with attractive views out to hills. Storage cupboard and carpet flooring.



## BEDROOM THREE (3.91m x 2.66m at widest)

Single room with built-in wardrobes; window to rear. Carpet flooring.



## OUTSIDE

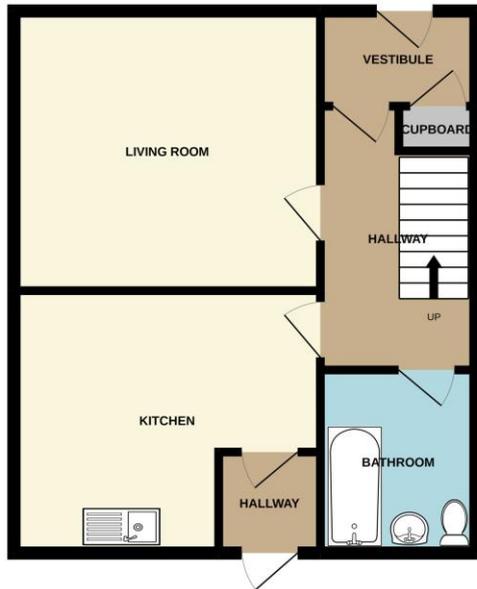
Slabbed driveway with gravel area and shrub borders at front. Rear garden (accessed via side path) featuring raised patio with steps down to gravel area, flower/shrub beds and rotary clothes dryer. Timber shed.



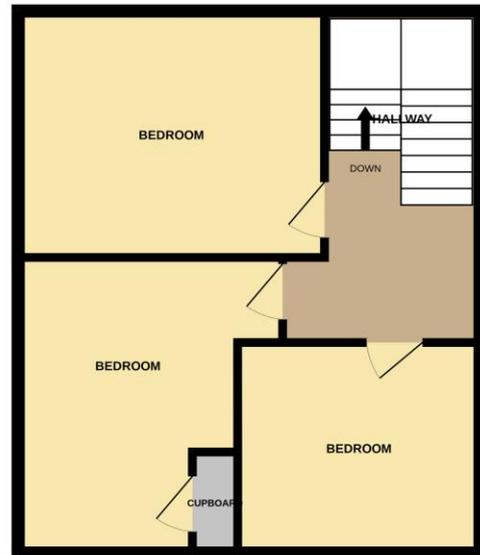
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GROUND FLOOR



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.  
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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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