

6 Donaldson Avenue, Forfar, Angus, DD8 1NX



Offers Over £180,000

Situated within a popular residential area to the western side of Forfar. This walk-in condition, two/three-bedroomed semi-detached bungalow would make a lovely family home or first time buy. Comprising of entrance hall, bright spacious lounge, modern fitted kitchen, modern shower room and two/three bedrooms/dining room and sun room at the rear, and benefitting from front and rear gardens and a driveway for several vehicles and single garage. Shops and other amenities are within walking distance.

Accommodation comprises:- Living Room, Kitchen, Three Bedrooms/Dining Room, Shower Room and Sun Room.

Outside:- There is a large driveway which leads to a single garage. The front garden is laid in lawn with border with shrubs and plants. To the rear there is a pathway which leads to a raised patio area and shed. To the side of the Sun Room there is a small sitting area. The rear garden is enclosed, laid in lawn with border containing shrubs and plants

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



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALLWAY

Entrance via a solid wood glazed door to L-shaped hall with rooms off. Carpeted flooring, radiator, 2 storage cupboards and access to the loft.



KITCHEN (3.63m x 2.48m)

Modern fitted kitchen with wall and base units, breakfast bar. Integrated double oven, gas hob, extractor hood. Large window to the front with views. Radiator, vinyl flooring.



LIVING ROOM (3.63m x 3.27m)

Bright spacious lounge, nicely decorated, large window to the front with view to hills, carpet flooring, radiator.



SHOWER ROOM (2.56m x 1.63 m)

Modern bathroom with large walk-in corner shower, WC and sink with vanity unit under. Window to side, large towel radiator, tiled flooring.



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MASTER BEDROOM (4.47m x 2.75 m)

Well-presented double room with built-in mirrored wardrobes; window to rear. Radiator, carpet flooring.



BEDROOM TWO/DINING ROOM (2.75m x 2.33m)

Single room/Dining room, with access to the Sun Room via French doors. Carpeted flooring, radiator and storage cupboard.



BEDROOM TWO (4.23m x 2.56m)

Another well-presented double room with built-in mirrored wardrobes; window to rear, radiator and carpeted flooring.



SUN ROOM (3.07m x 2.41m)

Lovely room looking out to the rear garden, French doors out to rear garden with access to the front via path. Laminate flooring, and radiator.



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OUTSIDE

Long mono-blocked driveway suitable for several cars, single garage. Front garden laid in lawn with borders, shrubs and plants. The rear garden (accessed via side path) features raised patio, shed, another small seating area lawn with borders and shrubs and plants.



GROUND FLOOR



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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.
Measurements and plans given are approximate and are for information only.



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