

6 Gallowshade Road, Forfar, Angus, DD8 1LY



Offers Over £98,000

Situated within a popular residential area of Forfar, this newly renovated, move-in condition, semi-detached villa would make a good family home, first time buy or rental investment. Comprising of hallway, bright lounge, kitchen, shower room and two double bedrooms, and benefitting from front and rear gardens and a driveway. Shops and other amenities are within easy walking distance. Close to Strathmore and Langlands Primary Schools.

Accommodation comprises:- Living Room, Kitchen, 2 Double Bedrooms, Shower Room and Sun Room.

Outside:- Mono-blocked driveway suitable for several cars. Front garden laid in lawn with borders, shrubs and plants. The rear (accessed via side path) stone shed, lawn with borders.

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



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

ENTRANCE HALLWAY

Entrance via UPVC glazed door hall with Living room and Kitchen off. Stairs to first floor. Carpeted flooring, radiator, window to front.



LIVING ROOM (4.41m x 3.72m)

Bright lounge, freshly decorated, 2 x window to the front, carpet flooring, radiator.



KITCHEN (4.75m x 1.91m)

Modern fitted kitchen with wall and base units. Integrated oven, gas hob, extractor hood. Large window to the rear with views. Area for small table & chairs, Laminate flooring. Access to utility area and Sun Room.



SUN ROOM (1.90 m x 1.81m)

Small sun room with laminate flooring and access to rear garden.



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FIRST FLOOR

Stairs from ground floor to first floor with window to front and window at top of landing to the side. All rooms off, Loft access, carpet flooring and storage cupboard.

SHOWER ROOM (2.01m x 1.83 m)

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



BEDROOM ONE (3.65m x 3.71 m)

Double room with large window to rear with views out to hills. Radiator, carpet flooring.



BEDROOM TWO (4.23m x 2.56m)

Double room with walk-in storage cupboard window to front, radiator and carpeted flooring.



OUTSIDE

Mono-blocked driveway suitable for several cars. Front garden laid in lawn with borders, shrubs and plants. The rear garden (accessed via side path) includes a stone shed and lawn with borders.



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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