

24 Jeanfield Road Forfar, Angus, DD8 1JS



Offers Over £105,000

Situated within a popular residential area of Forfar, this mid-terraced house, whilst requiring a degree of upgrading, would make a good family home, first time buy or rental investment. Comprising of hallway, bright lounge/diner, kitchen, shower room and two double bedrooms, and benefitting from front and rear gardens. Shops and other amenities are within easy walking distance, also Langlands Primary School.

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

Outside:- Front garden laid in lawn with borders, hedge, shrubs and plants. The rear is laid with lawn borders and has a shed. Shared access to rear.

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. Hallway with Living room and Kitchen off. Stairs to first floor. Carpeted flooring, radiator, window to front, under-stairs storage cupboard



KITCHEN (2.57m x 3.68 m)

Base units, area for small table & chairs, laminate flooring, storage cupboard and window to the rear. Access to rear hallway, housing boiler & a coal shed/storage cupboard. Door to rear garden.



LIVING ROOM/DINER (5.68m x 3.62m at widest)

Bright room with dual aspect windows to front and rear, carpet flooring, radiator. Serving hatch to kitchen.



FIRST FLOOR

Stairs from ground floor to first floor with window to front skylight at top of landing, loft access. Bedrooms and Shower Room off, carpet flooring.

SHOWER ROOM (1.74m x 2.26m)

Shower Room with corner walk-in shower, WC and sink. Window to rear, radiator, vinyl flooring.



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MASTER BEDROOM (5.17m at longest x 2.95 m)

Large double room with large window to the front. Radiator, carpet flooring and storage cupboard.



OUTSIDE

The front has a path leading to front door, garden laid with lawn, borders with shrubs, plants and hedge. The rear has shared access to the front. Garden laid with lawn, borders with plants and a shed.



BEDROOM TWO (4.11m at longest x 2.79m)

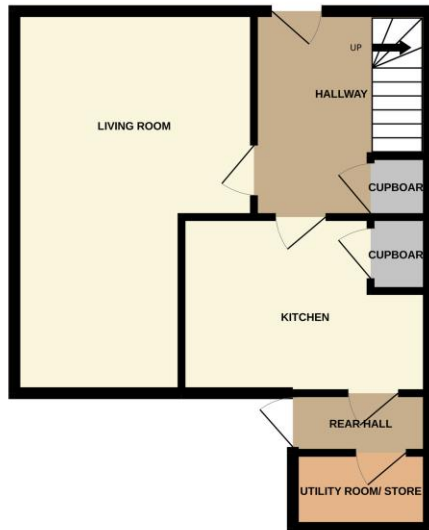
Double room with storage cupboard window to rear, radiator and carpeted flooring.



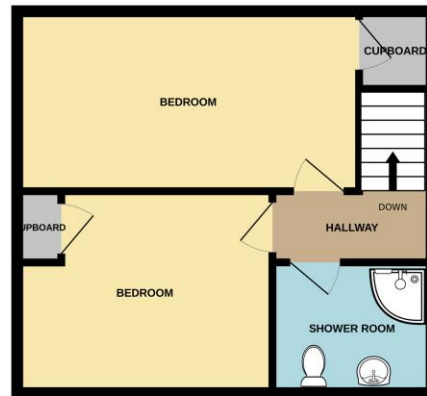
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GROUND FLOOR



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