

Shenval, 35 Arbroath Road, Forfar, Angus, DD8 2JJ



Offers Over £230,000

This detached chalet bungalow is situated in a sought-after residential area in the Angus town of Forfar. This four-bedroomed property, whilst in need of a degree of modernisation, has the ability to make a beautiful family home. The property is within walking distance from Forfar town centre where a range of amenities can be found. It is also well placed for commuting further afield. The property also benefits from a single garage, rear garden, summer house and shed.

Accommodation comprises:- Living Room which opens into Sun Room, Kitchen, Dining Room, 4 Bedrooms, Family Bathroom and WC.

Outside:- Externally there is a front garden, with shrubs, lawn and border, patio, driveway for several cars, single garage and carport. To the rear there are two sheds, summer house and three greenhouses, drying green with rotary dryer, vegetable plots, fruit tree, borders and small lawn.

Gas central heating, Double Glazing, Energy Performance Rating:- E



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
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Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH

Solid wooden door gives access to small vestibule with 12 paned glazed wooden door to main hallway, with access to rooms and first floor. Radiator and carpeted flooring. Stairs to first floor.

LIVING ROOM (3.67m x 4.69 m)

Large Living room with sliding doors out to the Sun Room and sliding doors to Dining Room. Fire surround with gas fire. Storage cupboard, Fitted carpet, and radiator.



SUN ROOM (2.50m x 4.15m)

Large bright sunroom with windows on 3 sides letting in lots of natural light, carpeted floor and radiator.



DINING ROOM (3.15m x 2.87m)

Carpeted flooring, radiator, window to the side, access to lounge.

KITCHEN (3.54m x 3.68m)

Fitted kitchen with wall and base units, integrated electric oven, gas hob and extractor. Window to rear, glass blocks to side, larder, vinyl flooring and radiator. Door to rear vestibule with cupboard housing boiler, and gas meter. Electric meters housed in small cupboard next to back door.



BATHROOM (1.59m x 2.13m)

3 Piece suite, bath with shower over, WC, sink with vanity unit under. Towel radiator, fan heater, window to rear and radiator.



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BEDROOM ONE (4.25m x 3.63m)

Large double room to the front with built-in wardrobe and radiator.



BEDROOM TWO (2.87m x 3.19m)

Bedroom with window to the side, large wardrobes carpeted floor and radiator.



FIRST FLOOR

Stairs to first floor, window to rear, landing with two storage cupboards.

W/C (1.96m x 1.21m)

Toilet with W/C and sink, carpet flooring and window to the rear.

BEDROOM THREE (4.05m x 4.47m)

Large double room with dual aspect Velux windows to front and back, carpeted floor, radiator and access to eaves.



BEDROOM FOUR (2.90m x 3.75m at longest and widest)

Single room with carpeted floor, Velux window to front and radiator.



OUTSIDE

Externally there is a front garden, with shrubs, lawn and border, patio, driveway for several cars, single garage and carport. To the rear there are two sheds, summer house and three greenhouses, drying green with rotary dryer, vegetable plots, fruit tree, borders and small lawn.



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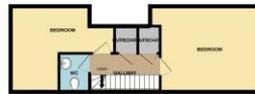
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GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and other details are approximate and are for information only. The floor plan is not intended to be used for legal purposes. The floor plan is not intended to be used for legal purposes. The floor plan is not intended to be used for legal purposes. The floor plan is not intended to be used for legal purposes.

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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