

75 Gowan Rigg, Forfar, Angus, DD8 2EE



Offers Over £ 155,000

Situated in a quiet residential area of Forfar, this two-bedroom semi-detached A & J Stephen bungalow would make an ideal retirement home, first time buy or rental investment. Within easy walking distance of the Town centre where a range of amenities can be found, 75 Gowan Rigg is also well placed for commuting further afield. The property benefits from a garage with a driveway providing additional parking. 75 Gowan Rigg has a pleasant open aspect.

Accommodation comprises:- Living Room, Kitchen, 2 Double Bedrooms, Bathroom.

Outside:- Low maintenance front and rear gardens laid in in gravel with shrubs. Rotary clothes dryer.

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

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

HALLWAY

Solid wood door into hallway giving access to all rooms. Carpet flooring, radiator, hatchway to loft. Storage cupboard housing gas boiler.



KITCHEN (3.50m x 2.90m)

Fitted kitchen incorporating wall and base units. Built-in gas hob, electric oven and extractor hood. Space for appliances, vinyl flooring, radiator, window to rear.



LIVING ROOM (4.26m x 4.29m)

Bright living room with double aspect windows to front and side. Carpet flooring and radiator.



BATHROOM (2.46m x 1.94m)

3-piece suite. Vinyl flooring, radiator and extractor fan.



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BEDROOM ONE (2.91m x 2.82m)

Double room with window to the rear. Built-in mirrored wardrobes. Carpet flooring and radiator.



OUTSIDE

Easily maintained gardens to front and rear. Rotary clothes dryer. Single garage and driveway with additional parking.



BEDROOM TWO (3.25m x 2.73m)

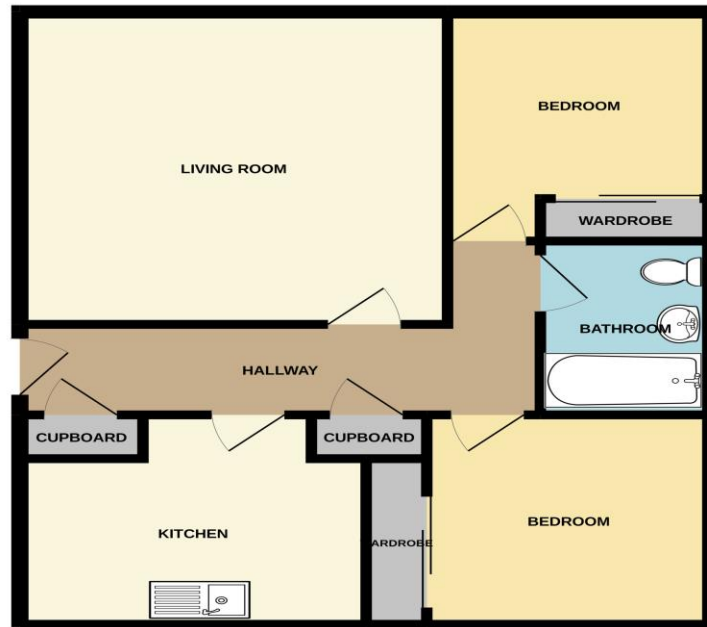
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GROUND FLOOR



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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