

Rowallan, Wester Restenneth, Forfar, Angus, DD8 3DW



Offers Over £150,000

Situated in quiet residential area, this two-bedroomed semi-detached bungalow would make a good retirement home, family home or first time buy. Close to local primary school and within walking distance of Forfar Academy and the town centre where a range of amenities can be found, Rowallan is also well placed for commuting further afield. The property benefits from a single garage and off-street parking.

Accommodation comprises:- Living Room, Kitchen, Dining Room, 2 Double Bedrooms, Shower Room, Attic.

Outside:- Well-tended gardens front and rear. The secluded rear garden incorporates mature shrubs and hedging with lawn, borders and sitting area. Outside store. Single garage and driveway.

Electric heating, Double Glazing, Energy Performance Rating:- F



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 wooden door into front vestibule, cupboard housing electric meter. 15 panel glazed door into hallway. Carpeted flooring, access to attic, storage heater.



KITCHEN (2.26m x 3.65m)

Fitted kitchen with wall and base units. Window to rear, carpet tiles. Door to rear vestibule and garden, door to Dining Room.



LIVING ROOM (4.53m x 3.57m)

Large bright room with bay window overlooking front. Built-in fireplace, hearth and electric fire with side shelving; carpeted flooring, storage heater.



DINING ROOM (3.56m x 3.01m)

Window to side, carpeted flooring, storage heater, door to Kitchen.



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BEDROOM ONE (3.92m x 3.57m)

Double room with storage cupboard, window to front, carpeted flooring.



SHOWER ROOM (1.88m x 2.13m)

W/C, sink with vanity unit under and corner shower cubicle. Window to rear, carpeted flooring, panel heater.



BEDROOM TWO (3.33m x 3.02m)

Double room with built-in shelving units, window to rear, carpeted flooring



FLOORED ATTIC

Accessed from hallway by loft ladder.



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OUTSIDE

Well-tended gardens to front and rear. Secluded rear garden incorporates mature shrubs and hedging with lawn, borders and sitting area. Outside store. Single garage and driveway.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The floor plan is for general guidance only and should not be used as a basis for any legal proceedings. The floor plan is not a contract and should not be used as a basis for any legal proceedings. The floor plan is not a contract and should not be used as a basis for any legal proceedings. The floor plan is not a contract and should not be used as a basis for any legal proceedings.

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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