

**18 Potters Park Crescent, Forfar, Angus, DD8 1HH**



### **Offers Over £155,000**

This semi-detached bungalow is situated in a popular quiet residential area in the Angus town of Forfar. This two/three bedroomed property, has the ability to make a good family home or first time buy. 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, long driveway for several vehicles, and easily maintained front and rear gardens.

Accommodation comprises:- Living Room, Kitchen, Dining Room or 3<sup>rd</sup> Bedroom, 2 Bedrooms, Bathroom and separate W.C.

Outside:- The property has low maintenance gardens to the front and rear, a single garage and long driveway for several vehicles.

Gas Central heating, Double Glazing, Energy Performance Rating:- D C/Tax Band:- C



71 CASTLE STREET  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

Entry is gained via a partially glazed door into front hallway. Entry to bathroom and living room Stairs to first floor.



## KITCHEN (2.54m x 3.17m)

Fitted Kitchen with wall and base units. Integrated fridge and freezer. Vinyl flooring and radiator. UPC door to rear garden.



## LIVING ROOM (3.55m x 4.06m)

Bright airy room with large window to the front, carpeted flooring and radiator. Door to kitchen and Dining Room / 3<sup>rd</sup> Bedroom.



## DINING ROOM/BEDROOM THREE

(3.59m x 2.53m)

Room to the rear of the property with window to the rear, carpeted flooring and radiator.



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## **BATHROOM** (1.96m x 2.10)

Family bathroom with bath, with shower over, sink and WC. Wet walled throughout with vinyl flooring. Window to the side and radiator.



## **BEDROOM TWO** (2.92m x 3.01m)

Double room with window to the rear, radiator and walk-in wardrobe with shelves and window.



## **First Floor**

Stairs take you to the first-floor landing with rooms off, window to side, carpet flooring and access to loft.

## **MASTER BEDROOM** (3.57m x 3.55m)

Bright double room to the front with window looking out over the roofs and hills. Carpeted flooring, radiator and large walk-in wardrobe.



## **WC** (1.53m x 0.90m)

W/C and sink, vinyl flooring and extractor fan.



## **OUTSIDE**

Both the front and rear gardens are low maintenance, laid with gravel and shrubs. Large slabbed patio area to the rear and outside tap. Long driveway for several vehicles and a single garage.



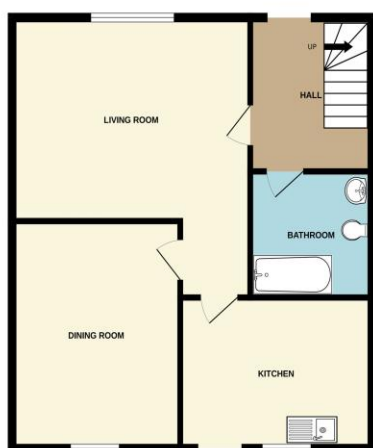
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GROUND FLOOR



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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