

24 Taranty Road, Forfar, Angus, DD8 1JY



Offers Over £135,000

Situated within a popular residential area of Forfar, this four-bedroomed terraced villa would make a comfortable family home. Comprising of entrance vestibule, hall, bright living room, large dining kitchen, shower room, four double bedrooms and additional WC, 24 Taranty Road additionally benefits from front and rear gardens. Shops and other amenities are within easy walking distance. Close to Langlands Primary School.

Accommodation comprises:- Living Room, Kitchen/Diner, 4 Double Bedrooms, Shower Room and WC.

Outside:-The front garden is laid to gravel with shrub and plant borders. The rear garden is accessed via a side pend and incorporates lawn and patio areas, borders with shrubs and a greenhouse and outside store. There is on street parking to the front.

Gas Central Heating, Double Glazing, Council Tax Band:- B Energy Performance Rating:- C



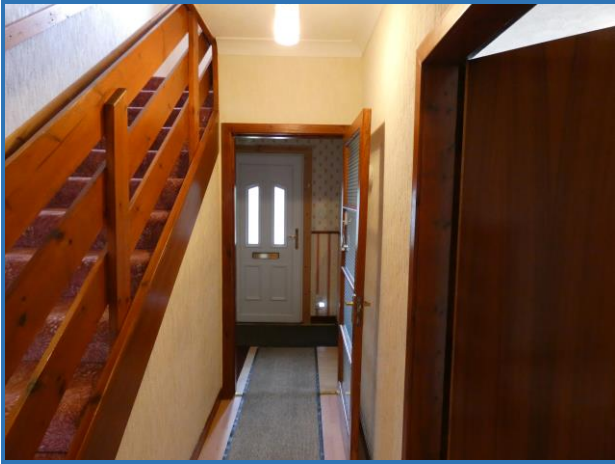
71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE VESTIBULE/HALLWAY

UPVC exterior door into vestibule. Door into hallway. Staircase to upper floor rooms. Under stair storage cupboard. Laminate flooring.



KITCHEN/DINER (4.33m x 3.01m)

Large dining kitchen with window to rear. Fitted kitchen, integrated extractor hood, space for appliances. Radiator, vinyl flooring. Door to rear porch and garden.



LIVING ROOM (4.30m x 4.14m)

Bright living room with window to the front. Electric fire with surround. Shelved area with cupboard under. Radiator, carpet flooring.



SHOWER ROOM (1.93m x 1.97m)

Shower Room with window to rear. Walk in-shower with sink and WC. Radiator, vinyl flooring.



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First Floor

Window to the front. Access hatch to loft.

BEDROOM ONE (2.63m x 3.41m)

Double room with window to front. Radiator, carpeted flooring.



BEDROOM TWO (3.71m x 2.82m)

Double room with window to rear and views to hills. Built-in wardrobe with cupboard above. Radiator, carpeted flooring.



BEDROOM THREE (3.47m x 2.81m)

Double room with window to rear and views to hills. Built-in wardrobe with cupboard above. Radiator, carpeted flooring.



BEDROOM FOUR (4.39m x 3.19m at widest and longest)

Double room with window to front. Storage cupboard. Radiator, carpeted flooring.



W/C (1.65m x .91m)

W/C, Sink. Vinyl flooring.



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OUTSIDE

The front garden is laid to gravel with shrub and plant borders. The rear garden is accessed via a side pend and incorporates lawn and patio areas, borders with shrubs and a greenhouse and outside store. There is on street parking to the front.



GROUND FLOOR
49.2 sq.m. approx.

1ST FLOOR
56.8 sq.m. approx.



TOTAL FLOOR AREA: 106.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the day.
Made with Metreplan 12/02

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. Measurements and plans given are approximate and are for information only.



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