

2 William Street, Forfar, DD8 2HU



Offers Over £100,000

First floor flat forming part of a traditional end terrace building, situated in popular residential area in the centre of the Angus town of Forfar. This spacious three bedroom property has been recently refurbished to a high standard with highlights including a new modern fitted kitchen and bathroom with large walk in shower.

Accommodation comprises:- Entrance porch, Hallway, Kitchen, Living Room, Shower Room with WC, Three Bedrooms.

Outside:- Communal drying green to the rear, timber shed.

Gas Central Heating. Energy Performance Rating: D

Council Tax Band: B



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 PORCH (1.89m x 1.15m)

The property is accessed via a side vennel with a private external stair which leads to an entrance porch with space for coats and shoe storage etc.



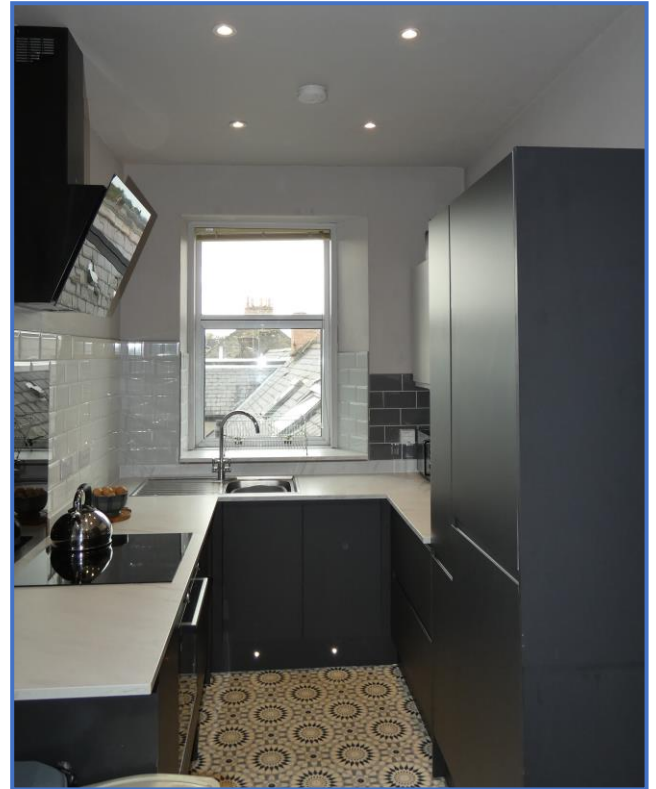
MAIN HALL

A glazed door leads into the main hall which benefits from built in storage cupboards, feature vertical radiator with mirror and a built-in washing machine.



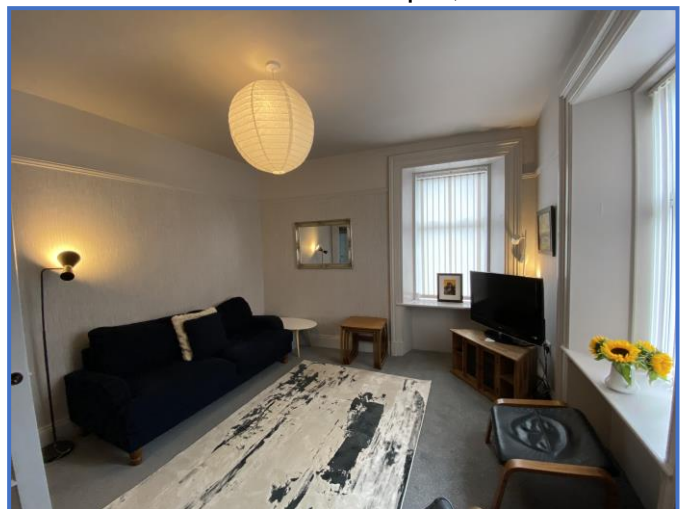
KITCHEN (2.50m x 2.07m)

New, modern fitted kitchen with integrated fridge / freezer and pull out larder unit. Integrated dishwasher, oven with hob and extractor fan over. Window to rear, ceiling spotlights, vinyl flooring.



LIVING ROOM (3.91m x 3.68m)

Generously sized living room with windows to front and side. Fitted carpet, radiator.



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MASTER BEDROOM (3.83m x 3.37m)

Good size double bedroom with built in mirrored wardrobes, window with built in cupboard underneath, fitted carpet, radiator.



BEDROOM 2 (3.57m x 3.37m)

Another good sized bedroom with window to front. Fitted carpet, radiator.



BEDROOM 3 (2.33m x 2.19m)

Single bedroom / home office with window to side. Fitted carpet, radiator.



BATHROOM (3.43m x 1.74m)

Contemporary bathroom suite comprising large walk in shower, free standing unit with twin sinks and WC. Vertical towel rail / radiator, vinyl flooring, window to rear, extractor fan.



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OUTSIDE

To the rear of the property there is a shared drying green with landscaped borders. There is also a timber shed pertaining exclusively to the property.



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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