

13 Lethnot Gardens, Forfar, Angus, DD8 3RQ
CLOSING DATE OF 8th February, 2024 at 12 noon



Offers Over £175,000 - Home Report Available

This well-presented semi-detached bungalow is in 'move-in' condition and would make an ideal retirement or family home. Situated in a quiet cul-de-sac, 13 Lethnot Gardens is within walking distance of the Town centre and all local amenities. The property further affords easy access to the A90 for commuting to Dundee and Aberdeen. 13 Lethnot Gardens is within the catchment area for Whitehills Primary School.

Accommodation comprises:- Living Room, Kitchen/Diner, 2 Double Bedrooms, Shower Room.

Outside:- Driveway leading to single garage. Low maintenance front and rear gardens. Front garden laid to gravel with shrubs. Enclosed rear garden laid in slabs and gravel with shrubs and greenhouse.

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



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

Website: www.machardy.co.uk

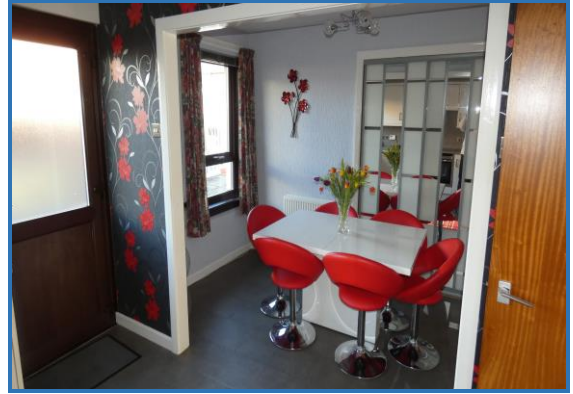
MACHARDY, ALEXANDER & WHYTE, W.S.

VESTIBULE/HALL

UPVC front door. Vestibule. Glazed internal door to Hall. 2 x storage cupboards (one housing C.H. boiler); carpeted flooring and radiator. Access to loft (floored).

LIVING ROOM (5.24m x 3.90m)

Bright living room with window overlooking front. Carpeted flooring, 2 x radiators, door to Kitchen/Diner.



SHOWER ROOM (2.71m x 1.30m)

Modern shower room with window to the front. Wet wall throughout. Walk-in shower, sink unit with built-in vanity underneath, WC. Karndean flooring, radiator.



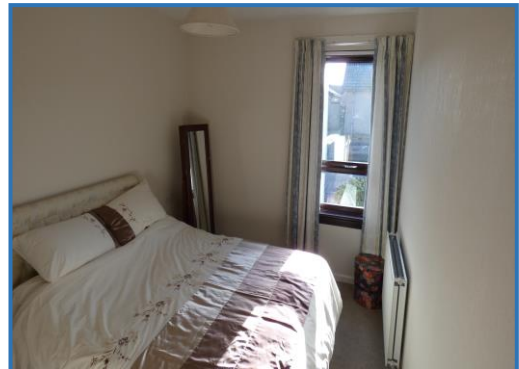
KITCHEN/DINER (4.90m at widest x 3.64m)

Beautiful kitchen with wall and base units. Built-in Neff induction hob, oven, extractor hood, fridge, freezer and washing machine. Doors to Living Room and rear garden. Arch through to dining area. Large double storage cupboard. Window to the rear. Karndean flooring, radiator. Door to Hall.



BEDROOM ONE (3.46m x 2.69m)

Double bedroom with window overlooking front garden. Built-in wardrobes, carpeted flooring, radiator



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BEDROOM TWO (3.53m x 2.69m)

Double bedroom with window overlooking rear garden. Built-in wardrobes, carpeted flooring, radiator



OUTSIDE

Driveway leading to single garage. Low maintenance front and rear gardens. Front garden laid to gravel with shrubs. Enclosed rear garden laid in slabs and gravel with shrubs and greenhouse.



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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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