

63 Thornton Park, Forfar, Angus, DD8 1HQ
CLOSING DATE OF 28th February, 2024 at 12 noon



Offers Over £95,000

Well maintained two-bedroomed semi-detached house within popular residential area of Forfar. 63 Thornton Park would make a comfortable family home or good first time buy. The property is a short drive from the town centre where a range of amenities can be found. It is also well placed for commuting further afield. 63 Thornton Park is located within the catchment area for Langlands Primary School.

Accommodation comprises:- Living Room, Kitchen with utility area and store, Shower Room with W/C, 2 Double Bedrooms.

Outside:- Externally there is an enclosed rear garden with gravelled area, shrub borders, flower/shrub bed, slabbed patio, rotary dryer and shed. To the front there are shrubs and slabs. On Street parking.

Gas Central Heating, Double Glazing. 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.

HALLWAY

UPVC door into Hallway. Stairs to first floor. Gas and electricity meters (within under stair cupboard). Doorways to Kitchen and Living Room. Karndean Luxury Vinyl flooring and carpeted stairs, radiator. Window to side overlooking landing.



KITCHEN/UTILITY/STORE

(6.59m at longest x 3.15m)

Nicely presented fitted kitchen with wall and base units. Integrated Hoover electric oven, gas hob and extractor hood. Space for small table and chairs. Window to rear. Karndean Luxury Vinyl flooring, radiator. Archway into utility area and store. Back door to garden.



LIVING ROOM (5.32m x 3.37m)

Bright spacious Living Room with large window overlooking rear garden. Karndean Luxury Vinyl flooring, radiator.

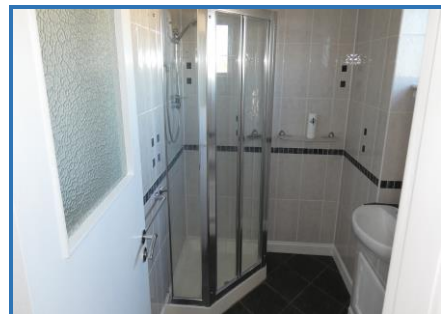


First Floor

Carpeted hallway with all rooms leading off. x 3 large storage cupboards (one housing the C.H. boiler), access to loft.

SHOWER ROOM (2.24m x 1.84m)

Tiled walls and floor. Walk-in corner shower, W/C and sink with storage underneath. Window to front, radiator and extractor fan.



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BEDROOM ONE (4.00m x 3.35m)

Double bedroom to rear with window overlooking garden. Carpeted flooring, radiator.



BEDROOM TWO (3.17m x 3.30m)

Double bedroom to rear with window overlooking garden. Carpeted flooring, radiator.



OUTSIDE

There is an enclosed rear garden with gravelled area, shrub borders, flower/shrub bed, slabbed patio, rotary dryer and shed. To the front there are shrubs and slabs. On Street parking.



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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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