

34 Grampian Park, Forfar, Angus, DD8 1DB



Offers Over £105,000

Situated within a popular residential area and only a short walk from the town centre, this well-presented end-terraced villa would make an ideal first time buy. Close to local amenities and shops and within the catchment area for Langlands Primary School, 34 Grampian Park is also well located for commuting further afield with the A90 Dual Carriageway giving easy access to Dundee and Aberdeen.

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

Outside:- Externally there is an enclosed front garden and private enclosed rear garden, both laid in slabs for easy maintenance. There are two external stores at the rear. Parking available close by.

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



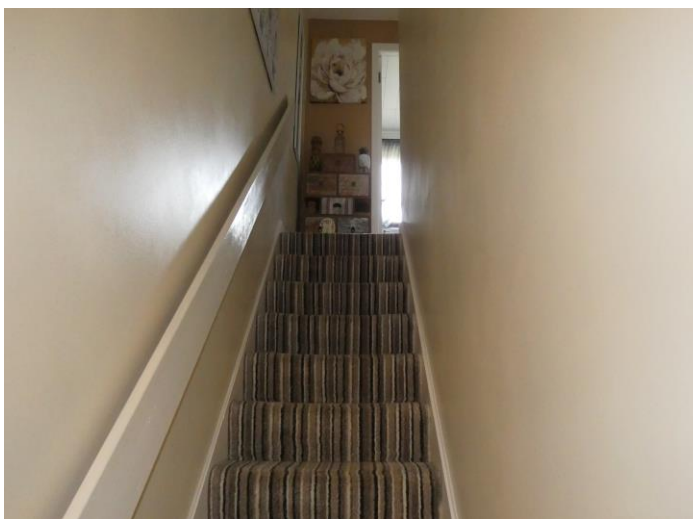
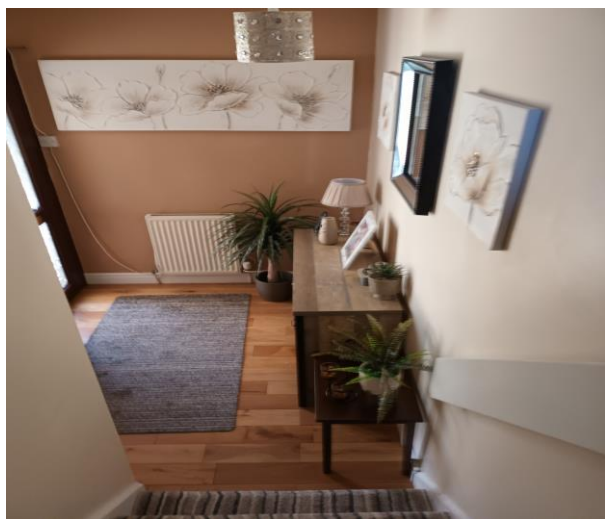
71 CASTLE STREET
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Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALLWAY

UPVC door into hallway. Stairs to upper floor. Storage cupboard housing fuse box. Radiator, Oak flooring.



LIVING ROOM/DINER (6.40m x 3.05m at widest point).

Spacious, bright living room/diner with large window to the front and window to rear. Space for dining table and chairs. Radiator, Oak flooring.



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KITCHEN (2.74m x 3.96m)

Modern fitted kitchen with wall and base units. Integrated oven, gas hob and extractor hood. Space for washing machine. Shelved larder cupboard. Ladder radiator, Karndeian flooring. Window to rear. Door to rear garden.



First Floor

Storage cupboard, carpeted flooring. All rooms lead off.

BEDROOM ONE (4.27m x 2.74m at widest point).

Large double bedroom with window overlooking front garden. Built-in double wardrobes x 2. Radiator, Oak flooring.



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BEDROOM TWO (3.66m x 2.74m)

Double bedroom with window overlooking rear garden. Built-in double wardrobes and chest of drawers. Radiator, Oak flooring.



BATHROOM (2.13m x 1.83m)

Modern bathroom with built-in under-sink vanity units, WC, bath with thermostatically controlled shower. Part wet walled, part tiled. Tiled flooring, heated towel rail. Window to rear.



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OUTSIDE

Externally there is an enclosed front garden and private enclosed rear garden, each laid in slabs for easy maintenance. Both are suntraps. There are two external stores at the rear (one housing the C.H. boiler). Rotary clothes dryer. Parking available close by.



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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