

18 Newmonthill, Forfar, Angus, DD8 2BH



Offers Over £65,000 Home Report Available

Two storey mid terraced dwellinghouse situated in the Angus town of Forfar. Situated within walking distance of the town centre where a full range of amenities are close to hand.

Accommodation comprises:- Living Room, Kitchen, Two Bedrooms, Shower Room.

Outside:- Externally there is a small rear garden laid out with a lawn and border. There is also a shed, outhouse and patio area. On street parking.

Gas fired central heating, Part Double Glazing, EPC 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

The front door opens onto the main hall. Electricity meters and fuse board. Tiled floor. Stairs to first floor and back door.

LIVING ROOM (4.48m x 3.11m)

Living room with kitchen off. Windows x 2 to front. Radiator and feature fireplace.



KITCHEN (3.40m x 1.57m)

Accessed off the living room. Galley style kitchen with base and wall units, gas cooker & washing machine, window to rear, central heating boiler and storage cupboard housing hot water tank.



FIRST FLOOR

Stairs to first floor with door to rear garden at half landing. Carpeted flooring, storage cupboard at top landing with access to loft.

BEDROOM ONE (2.88m x 2.55m)

Carpeted flooring, radiator and window to the front. Built in wardrobe and bedside cabinets.



BEDROOM TWO (2.44m x 2.44m)

Carpeted flooring, radiator and window to the rear.



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.

SHOWER ROOM (2.44m at widest x 2.03m)

Modern shower room, wet walled and tiled. WC and sink with vanity unit under. Corner shower unit with electric shower, vinyl flooring, radiator, window to front. Large storage cupboard.



OUTSIDE

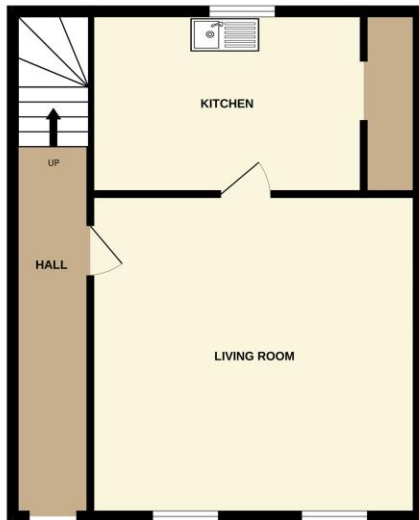
The rear of the property has a small manageable lawn with borders. There is a shed and a small outhouse for storage. There is also another area of lawn and patio.



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

Website: www.machardy.co.uk

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.
Made with Metropix ©2024

ENTRY: By negotiation

VIEWING: By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG
Tel 01307 463593

**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.**



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

Website: www.machardy.co.uk