

## 8 Windyedge Place, Forfar, Angus, DD8 1LX



### Offers Around £90,000

Situated within a popular residential area and only a short walk from the town centre, this mid-terraced villa would make an ideal first time buy or investment opportunity. Close to local amenities and shops and within the catchment area for Strathmore Primary School, 8 Windyedge Place is also well located for commuting further afield with the A90 Dual Carriageway giving easy access to Dundee and Aberdeen.

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

Outside:- Externally there is a tiered front garden laid with lawn, borders with shrubs and plants. The rear garden is raised and laid in lawn with drying poles. There are is a garden shed.

Electric Storage Heating, Double Glazing. Energy Performance Rating:- E. C/Tax Band:- A



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

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE HALLWAY

Wooden door into hallway. Stairs to upper floor. Under stairs storage cupboard housing fuse box. Storage heater, carpeted flooring.



## LIVING ROOM (3.24m x 2.92m)

Spacious, bright living room with large window to the front and window to rear, views from the front out over Forfar. Feature electric fire and fire place. Storage heater, carpeted flooring.



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## **KITCHEN** (3.47m x 2.46m)

Fitted kitchen with wall and base units. Integrated double oven, electric hob and extractor hood. Washing machine and fridge freezer. Vinyl flooring, storage heater, window to rear. Wooden door to rear garden.



## **First Floor**

Carpeted flooring, storage heater, loft access. All rooms lead off.

## **BEDROOM ONE** (4.52m x 2.81m)

Large double bedroom with 2 x windows to the front with commanding views over the Strathmore Valley, hills and Forfar. Carpeted flooring and panel heater.



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## **BEDROOM TWO** (3.28m x 2.69m)

Double bedroom with window to the rear. Storage cupboard. Carpet flooring, panel heater. Airing cupboard housing boiler and hot water tank.



## **BATHROOM** (1.91m x 1.73m)

WC, sink with vanity unit under, bath with electric shower over. Carpeted flooring, Dimplex fan heater. Window to rear.



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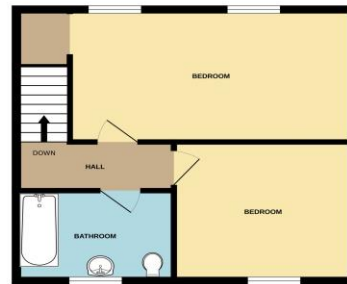
## OUTSIDE

Externally there is a tiered front garden laid with lawn, borders with shrubs and plants. The rear garden is raised and laid in lawn with drying poles. There are is a garden shed.



GROUND FLOOR

1ST FLOOR



While 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (02024)

**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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