

20 Lily Wynd, Forfar, DD8 2XE



## Offers Around £105,000 Home Report Available

Single storey semi-detached bungalow situated in popular residential area within the Angus town of Forfar. This two-bedroom property offers good accommodation all on one level and benefits from a good location towards the edge of the town yet within easy reach of the town centre itself. This property would make an ideal family home or first time buy.

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

Outside:- Front garden with shrubs. Rear garden with lawn, borders with shrubs, greenhouse, shed and patio area.

Gas Central Heating, Double Glazing, Energy Performance Rating: D



71 CASTLE STREET  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

The front door opens onto a porch area with hanging space for coats and cupboard housing fuse board. Door to main hall, which gives access to all rooms. Storage cupboards in main hall.



## KITCHEN (4.51m x 2.67m)

Large kitchen/dining room with window to front. Space and plumbing for appliances, linoleum flooring, radiator. Glazed door to living room.



## LIVING ROOM (4.91m x 3.44m)

Large bright living room with large window to garden – pleasant outlook to the countryside and door through to the kitchen. Fitted carpet, electric fire and radiator.



## BEDROOM ONE (3.13m x 2.90m)

Double bedroom with window to front. Fitted carpet, radiator, built-in wardrobe.



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## **BEDROOM TWO** (3.16m x 2.95m)

Second double bedroom with window to front, fitted carpet, built-in wardrobe and radiator.



## **SHOWER ROOM** (1.98m x 1.71m)

Corner shower unit with electric shower over, WC, sink. High-level window to front. Lino flooring and radiator.



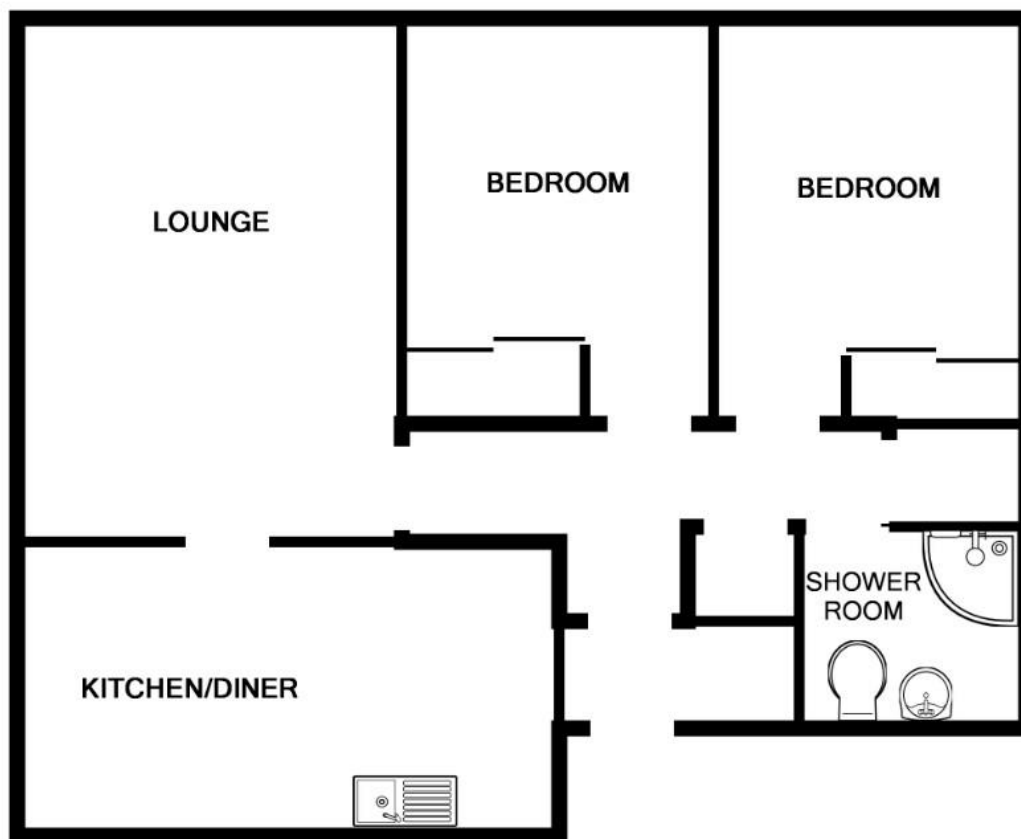
## **OUTSIDE**

Front garden with shrubs. Rear Garden with lawn, borders with shrubs, greenhouse, shed, drying green and patio area.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**ENTRY:** By negotiation

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

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