

## 49 North Street, Forfar DD8 3BH



**Offers Around £85,000**

### **Home Report Available**

Semi detached dwelling house situated closed to Forfar Town Centre where all amenities are readily available. The accommodation requires modernisation and refurbishment. On completion, it would make a comfortable family home.

#### **Accommodation Comprises:-**

**Ground Floor:-** Hall, Lounge (with kitchenette off), Dining Room/Third Bedroom, Bathroom.

**First Floor:-** Two Double Bedrooms and Box Room.

**Outside:-** Paved garden area to front of property, shared area of garden ground/drying green to rear, garden shed.



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

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

# MACHARDY, ALEXANDER & WHYTE, W.S.

## Accommodation :-

Entrance to the property is via a common pend in North Street.

**Hall:** Giving access to ground floor rooms and stairs to first floor. Cupboard housing electric meter, night storage heater, carpet.

**Lounge:** (3.9 m x 3.07 m) window overlooking North Street, cupboard under window, electric fire in tiled fireplace, carpet, curtains and blinds.

**Master Bedroom:** (4.49 m x 3.33 m) Window overlooking front of property; built-in wardrobe; central heating radiator; carpet, curtains and blinds.

**Sliding Door leads to Kitchenette:** (3.96 m x 1.62 m) Window overlooking North Street, galley kitchen fitted with wall and base units, built in electric cooker, hob and extractor fan, vinyl floor covering, curtains and blinds.

**Dining Room/Third Bedroom** (3.53 m (at widest point) x 3.03 m) Window overlooking rear of property, large storage cupboard, night storage heater, carpet and blinds.

**Bathroom:** (3.15 m (at widest point) x 1.61 m) Opaque window overlooking rear of property, three piece suite comprising bath (with shower over), wash hand basin, W.C., night storage heater, carpet, curtains.

Stairs Lead to First Floor Landing

**Bedroom One:** (4.60 m (at widest point) x 4.00 m (at widest point)) Window overlooking front of property, fitted bedroom furniture, night storage heater, carpet and curtains.

**Bedroom Two:** (3.40 m (at widest point) x 2.45 m) Window overlooking rear of property, fitted bedroom furniture, night storage heater, carpet.

**Box Room:** (1.90 m x 1.13 m) Could be used as a small office or computer room, hatch to attic, carpet.

**Outside:** Paved area of garden at front of property, shared garden/drying green to rear, garden shed.

Double Glazing, Electric Heating

**Entry:** Negotiable

**Viewing by appointment:** Contact Machardy Alexander & Whyte



Garden



Garden

**Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements given are approximate and are for information only**



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