



MacHardy, Alexander & Whyte, W.S.
Solicitors & Estate Agents
www.machardy.co.uk



4 Donaldson Avenue, Forfar, DD8 1NX
Offers Over £175,000

- Semi Detached Bungalow
- Lounge
- Kitchen
- 2 Double Bedrooms
- Dining Room/Single Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Single Garage
- Off Street Parking
- Front Garden
- Enclosed Rear Garden with Shed and Greenhouse

Situated within a quiet residential area in the west of Forfar, this single storey semi-detached bungalow – 4 Donaldson Avenue is in walk in condition ideal for a range of Buyers. Close to all local amenities within Forfar and the surrounding areas. It is also well located for commuting further afield with the A90 dual carriageway affording easy access to Dundee and Aberdeen.

Entrance Hallway

A bright, airy hallway, featuring a timber front door, leading to all rooms. 2 x storage cupboards. Loft access. Carpeted flooring and radiator

Lounge (4.27m x 4.00m)

Triple aspect window to the front of the property providing a bright, airy room. Carpeted throughout. Feature fireplace with surround and electric fire and radiator. Beautiful view out towards the hills.

Kitchen (3.57m x 2.33m)

Fully fitted kitchen with a range of wall and base units,. Integrated AEG induction hob, oven, and extractor, fridge, and freezer. Window to front. Vinyl flooring, radiator. Space for small table and chairs. Views outwards hills.

Bedroom 1 (4.51m x 2.75m)

Generous sized double room with window to rear of the property. Two large wardrobes, both with shelving and hanging rails. Carpeted throughout and radiator.

Bedroom 2 (4.14m x 2.50.)

Double room with window to rear. large wardrobe with hanging rail. Carpeted flooring and radiator.

Dining Room/Bedroom 3 (3.33m x 2.22m)

Storage cupboard with hanging rail and shelving. Vinyl flooring, radiator door out to rear garden.

Shower Room (2.51m x 1.81m)

Fitted shower room consisting of W/C, sink with large vanity below, large walk-in shower. Karndean tile effect flooring and radiator.

External

Front Garden

Laid in lawn, borders plants and shrubs small patio area. Monoblocked driveway, with ample space for parking, leading to front door and access to single garage with electric door and tumble dryer inside.

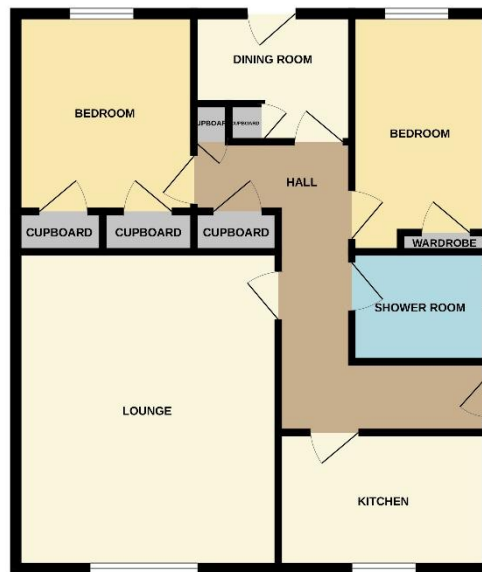
Rear Garden

Easily maintained, enclosed rear garden with gravel, shrubs and flowers slabbed patio area, timber garden shed and greenhouse.





GROUND FLOOR



All the every effort has been made to ensure the accuracy of the description contained here. Measurements of rooms, windows, doors and other details are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown here are not shown as in operation as to their operation or efficiency can be seen. Made with software 2008.

VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation

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