



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



**Grantully, 30 Taylor Street,
Forfar, Angus, DD8 3JQ
Offers over £175,000**

- **Detached Dwelling House**
- **Living Room**
- **Kitchen**
- **Double Bedroom**
- **Attic Rooms x 2**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Outside Store**
- **Single Garage**
- **Front & Rear Gardens**
- **EPC Rating D**
- **Council Tax Band E**

This detached dwelling house, which incorporates many original features, would make a great family home once updated. Grantully is within walking distance of local amenities and town centre shops.

Front Hallway

Entrance vestibule. Large hallway with rooms off. Steep stairs to first floor. Carpeted flooring; radiator; under stair storage cupboard.

Double Bedroom (5.20m x 4.20m)

Bright spacious room with large window to front. Original features. Open fire and fireplace. Carpeted flooring; radiators x 2.

Bathroom (3.00m x 2.33m)

W/C, sink and bath with shower over. Carpeted flooring; radiator; towel radiator. Window to rear.

Living Room (7.75m x 4.09m)

Large bright room with bay window to front and window to side. Open fire with fireplace. Carpeted flooring; radiator. Access to Kitchen.

Kitchen (4.13m x 3.52m).

Kitchen with wall and base units. Integrated oven, hob and extractor. Washing machine and fridge. Windows x 3. Vinyl flooring. Door to Rear Hallway.

Rear Hallway

Tiled floor. Door to rear garden.

First Floor

Steep stairs to first floor landing. Window to front. Carpeted flooring. Access to eaves.

Attic Room 1 (5.38m x 3.86m)

Large Double Room. Window to front. Carpeted flooring, radiator. Access to eaves.

Attic Room 2 (5.10m x 4.22m)

Large Double Room. Velux window. Carpeted flooring; radiator. Access to eaves.

External

The front garden is laid to gravel with shrubs.

The rear garden incorporates a central drying green with poles. Borders laid in gravel with some slabs and shrubs.

Outside store.

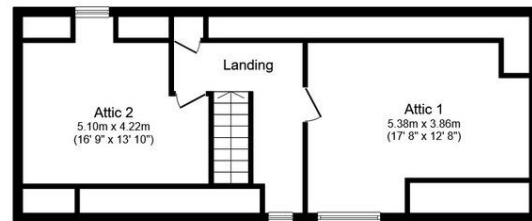
Gravelled driveway leading to single garage.







Ground Floor



First Floor

Total floor area: 128.8 sq.m. (1,386 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

ENTRY By negotiation

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