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

CLOSING DATE SET FOR FRIDAY 23RD OCTOBER AT 12 NOON



3 Whitehills Crescent, Forfar, Angus, DD8 3DZ
Offers Over £125,000

- Semi Detached Dwelling House
- Living Room
- Kitchen
- 3 Double Bedrooms
- Shower Room
- En Suite
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Outside Store, Summer House, Greenhouse and Shed
- EPC Rating D
- Council Tax Band B
- Driveway

Three-bedroomed, semi-detatched house within popular residential area of Forfar. 3 Whitehills Crescent would make a comfortable family home, good first-time buy or investment opportunity.

Entrance Hall
Wooden door into hall. Carpeted flooring; radiator. Storage cupboard. Stairs to upper floor.

Living Room (5.20m x 2.65m)
Bright room overlooking front of property. Carpeted flooring; radiator. Feature fireplace; electric fire. Door to Kitchen.

Kitchen (3.70m x 2.58m)
Fitted kitchen with wall and base units. Breakfast bar. Free standing electric cooker, washing machine. 2 x storage cupboards. Vinyl flooring; radiator. Door to rear hallway and garden.

Rear Hallway
Carpeted flooring. 2 x storage cupboards (one housing C.H boiler). Wooden door to side with access to garden.

Shower Room (**2.00m x 1.60m**)
WC, Sink, Walk-in shower with electric shower over. Radiator. Window to rear.

Upper Floor
Stairlift; carpeted hallway. All rooms lead off. Storage cupboard. Access to loft. Window to front.

Bedroom 1 (4.50m x 2.60m)
Double bedroom overlooking front garden. Carpeted flooring; radiator. Storage cupboard.

Bedroom 2 (3.70m x 3.60m)
Double bedroom overlooking rear garden. Carpeted flooring; radiator.

En Suite with Sink & WC.

Bedroom 3 (3.10m x 2.60m)
Double bedroom to rear with built-in wardrobes. Storage cupboard. Carpeted flooring; radiator.

External

Enclosed rear garden with lawn and shrubs. Summer house, Green House, Shed and Outside store.

Front garden laid in lawn with shrubs.

Driveway with parking for several vehicles.

















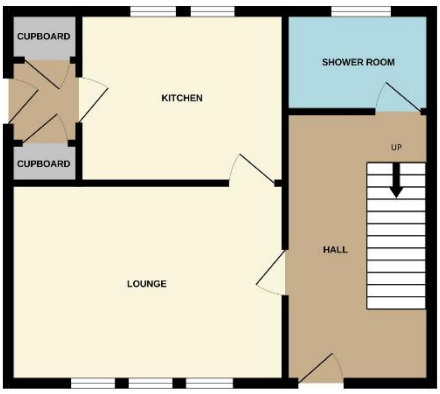








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation

MacHardy, Alexander & Whyte www.machardy.co.uk forfar@machardy.co.uk
71 Castle Street, Forfar, DD8 3AG Tel: 01307 463593 Fax: 01307 468507