

Thorntons
The right way to move

17 Braeside, Helen Street,
Forfar, Angus DD8 2HW

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EPC
E

Thorntons Property | Forfar | 53 East High Street, Forfar, Angus, DD8 2EL | 01307 466886 | forfarea@thorntons-law.co.uk







Summary

Thorntons are delighted to bring to the market, Braeside, 17 Helen Street, Forfar, a spacious two-bedroom cottage offering comfortable and well-proportioned accommodation. The property comprises a welcoming lounge, kitchen, two bedrooms, shower room and a useful conservatory providing additional living space and access to the garden. Further benefits include gas central heating, double glazing and a useful cellar. Externally, the property enjoys a patio and drying area, together with a greenhouse and shed, providing excellent additional storage and outdoor space.

Features

- Detached 2 Bedroon Cottage
- Spacious Lounge with electric fire
- Bright Kitchen
- Shower Room
- 2 Double bedrooms
- Conservatory with door to garden
- Large Rear Garden; Greenhouse; Garden Shed
- Cellar for excellent storage
- Early viewing highly recommended
- GCH, DG: EPC E

Room Measurements

Lounge 16'5" x 10'10" (5.01m x 3.31m)
Kitchen 11'6" x 8'10" (3.50m x 2.70m)
Conservatory 12'6" x 8'11" (3.80m x 2.72m)
Bedroom 16'5" x 13'1" (5.01m x 3.98m)
Bedroom 11'2" x 9'10" (3.40m x 3.00m)
Shower room 7'10" x 5'3" (2.40m x 1.60m)



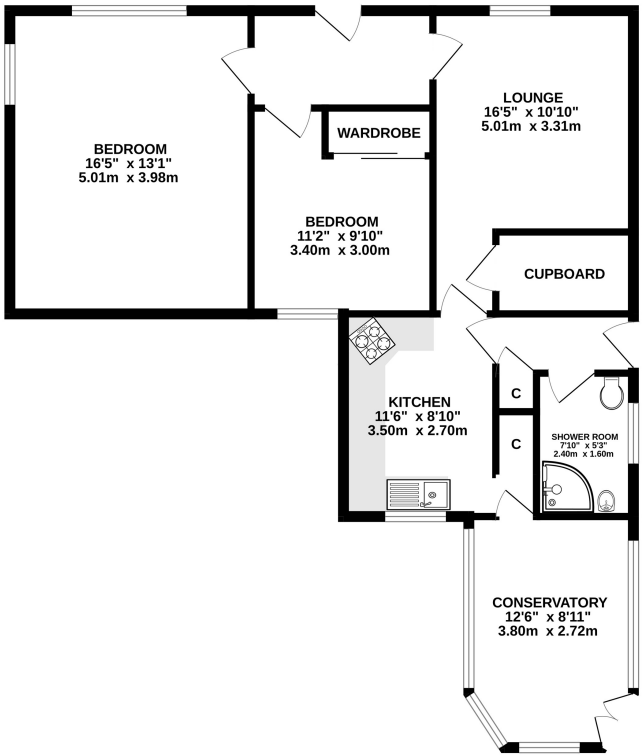






Floorplan

GROUND 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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