

W. & J.S. GORDON
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**4 Wyllie Street,
Forfar,
DD8 3DN**

Offers over £80,000

- **Mid Terraced House**
- **Lounge**
- **Two Bedrooms**
- **Kitchen**
- **Bathroom**
- **Garden**

While all Particulars regarding the subjects are believed to be correct they are not guaranteed and do not constitute or form part of an offer or a contract. The availability of Particulars does not imply that the subjects are still available and all information that is given is subject to verification through personal investigation by interested parties and neither W. & J.S. Gordon nor any member of their staff have authority to make any representation or give any warranty regarding the subjects described. No responsibility can be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

Traditional mid terraced house in popular residential area conveniently situated within walking distance of various local amenities. The property requires modernisation and upgrading but has considerable potential.

- Hall:** 6'10" x 5'0" (2.08m x 1.53m) with hatch for access to attic.
- Lounge:** 12'10" x 16'1" (3.92m x 4.91m) with window facing street. Fireplace. 3 Light Fitting in ceiling. Alcove with fitted shelving and cupboard below.
- Kitchenette:** 5'9" x 8'6" (1.76m x 2.58m) with window facing rear garden. Stainless steel sink.
- Bedroom (1)** 13'3" x 16'2" (4.05m x 4.92m) with window facing onto street. Tiled fireplace with wood surround. Cupboard with shelving.
- Bedroom (2)** 6'9" x 11'8" (2.05m x 3.55m) with window facing rear garden.
- Bathroom** 6'4" x 8'6" (1.94m x 2.58m) with W.C., wash hand basin and bath.
- Outhouse** 8'12" x 7'3" (2.74m x 2.20m) with power and stainless steel sink.
- Coal Shed** 5'0" x 7'3" (1.53m x 2.20m) this has access from the outhouse and also has a door into the garden.





Floor plan not to scale and for guidance purposes only

Outside

At the front of the house there are gravelled areas and borders with flowers. At the rear of the house there are lawns and stone flagged paths. Clothes poles.

Entry and occupation

By arrangement.

Viewing

To be arranged through Agents.

Price


Offers over £80,000 should be lodged with the Selling Agents.

Agents

Messrs. W. & J.S. Gordon,
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Notes:

- (1) While the above Particulars are believed to be correct, they are not guaranteed and any measurements given are for descriptive purposes only.
- (2) None of the systems or appliances have been tested.
- (3) **For information about the procedure to view the Home Report contact the above agents.**
- (4) The Energy Performance Certificate rating is G.
- (5) We are  members.