

W. & J.S. GORDON

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75 Threewells Drive

Forfar

DD8 1ER

Offers over £100,000

- **Terraced Dwellinghouse**
- **Lounge**
- **Two Bedrooms**
- **Kitchen**
- **Bathroom**
- **Garden**
- **Electric Central Heating**
- **Double Glazing**

Terraced house with access by a path from the main road. May suit a variety of purchasers and viewing is highly recommended. Conveniently situated within walking distance of shop and Post Office and various local amenities. The property benefits from double glazing and electric central heating.

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be accepted for any expenses incurred by interested parties in inspecting or surveying subjects which have been sold or withdrawn.

Ground Floor

Hall:

2.54m x 1.78m (8ft 4" x 5ft 10") Cupboard with electric meter. Radiator.

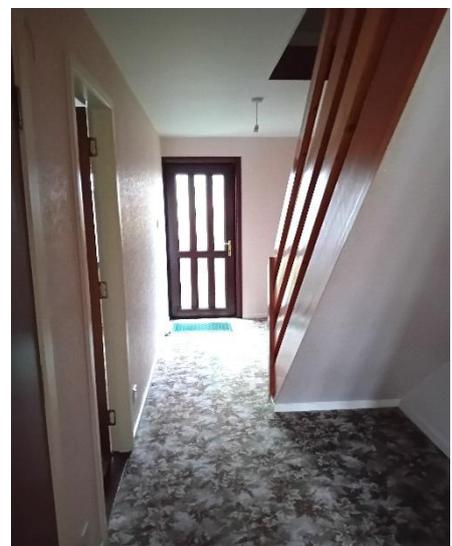
Lounge

3.2m x 5.04m (10ft 6" x 16ft 6") Glass panelled door. Window facing onto rear garden. Venetian blind. Radiator.



Kitchen:

2.7m x 3.32m (8ft 10" x 10ft 11") Double glazed window facing onto front garden area, venetian blind, stainless steel sink, wall and floor mounted units. Electric cooker with extractor fan, washing machine, dishwasher, fridge freezer. Cupboard with fuse box. Radiator.



First Floor

Hatch to attic.

Bedroom (1):

3.23m x 4.5m (10ft 7" x 14ft 9") Double glazed window facing onto front garden area. Vanity unit and sets of drawers. Built in cupboard with clothes rail. Built in airing cupboard. Radiator.



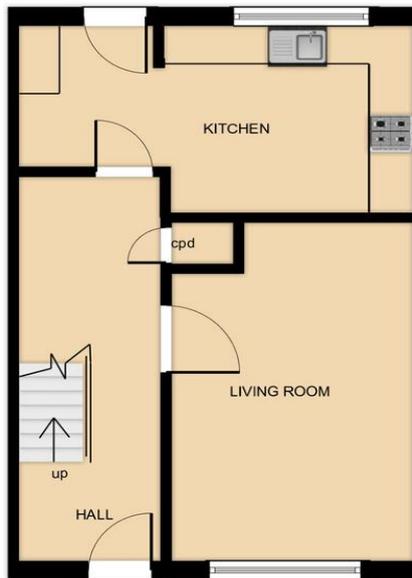
Bedroom (2):

3.58m x 3.25m (11ft 9" x 10ft 8") Double glazed window facing onto rear garden. Walk in cupboard. Built in wardrobe with clothes rail. Radiator.



Bathroom:

1.88m x 1.7m (6ft 2” x 5ft 7”) Wash hand basin, W.C. and bath with electric shower and partial shower screen.



GROUND FLOOR



FIRST FLOOR

Floor plan not to scale and for guidance purposes only

Extras

Carpets and blinds. Electric cooker with extractor fan, washing machine, dishwasher and fridge freezer in kitchen. Vanity unit and sets of drawers in Bedroom 1.

Outside

Easily maintained front garden with gravel. Rotary clothes drier. Rear garden with lawn, shrubs and hedge. Garden shed. Separate store. Access onto path at the rear.



Entry and occupation

By arrangement.

Viewing

To be arranged through Agents.

Price

Offers over £100,000 should be lodged with the Selling Agents.

Agents

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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 D.
- (5) We are **tspc** members.