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26 Dundee Road

| Forfar | DD8 1HR





## 26 Dundee Road

| Forfar | DD8 1HR

Offers Over £115,000

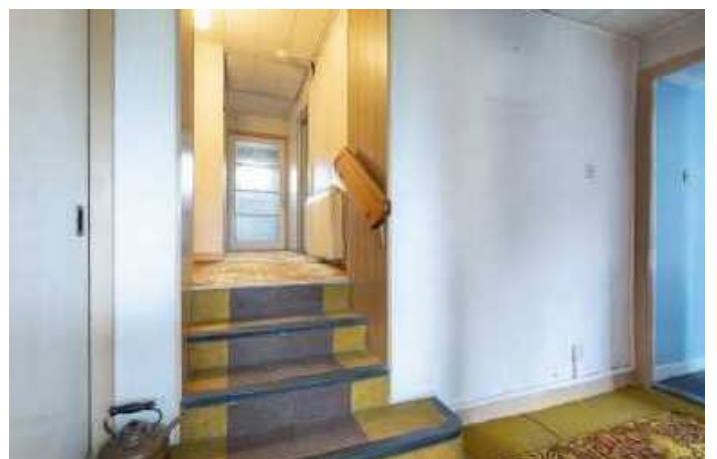
This is an excellent opportunity to obtain a split level semi detached stone bungalow which is ideally located for all central Forfar amenities. The accommodation comprises open plan family room with dining area and kitchen, formal sitting room, 3 bedrooms and a bathroom. The subjects benefit from electric heating and will be sold with floor covering, washing machine and integrated electric hob and double oven included. Please note there are no guarantees with the white goods. There are ample storage facilities including within the attic area which is accessed via an extending ladder.

Externally there is a low maintenance front garden and a good sized enclosed rear garden with paving, lawn and a useful shed. The popular town of Forfar boasts a wide range of services including schools, recreational facilities, shops, restaurants and easy access to the picturesque Angus Glens and the cities of Aberdeen and Dundee. The need for modernisation is reflected in the asking price. EPC F

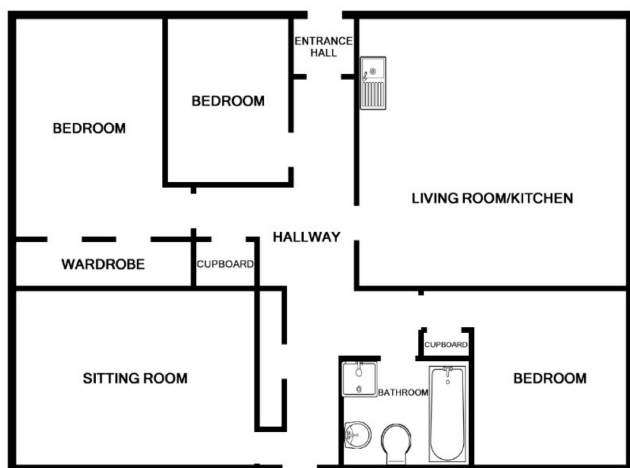


- Semi Detached Split Level
- Stone Cottage
- Open Plan Family/dining Room
- With Kitchen
- 3 Bedrooms

- Bathroom
- Sitting Room
- Front & Rear Gardens
- Timber Shed
- Electric Heating







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Open Plan Lounge/Dining Room	16'9 x 16'3	5.11m x 4.95m
Kitchen	7'4 x 6'5	2.24m x 1.96m
Bathroom	7'10 x 5'10	2.39m x 1.78m
Bedroom 1	14'11 x 10'9	4.55m x 3.28m
Bedroom 2	11'8 x 10'11	3.56m x 3.33m
Bedroom 3	9'10 x 7'7	3.00m x 2.31m
Sitting Room	14'5 x 10'10	4.39m x 3.30m

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