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Dundee | Anstruther | Arbroath | Cupar | Edinburgh  
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**Thorntons**   
*Let's get a move on!*



35 Roberts Street

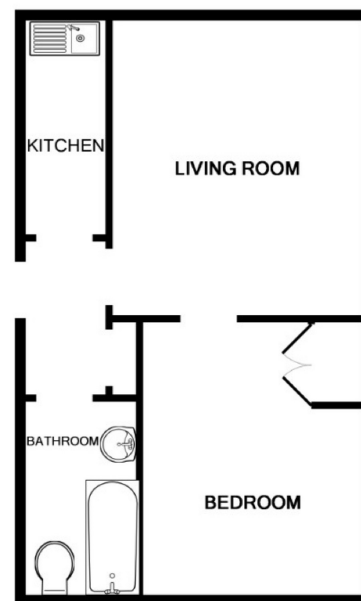
| Forfar | DD8 3DG

Fixed Price £45,500

Lounge/Dining Room	14'8 x 12'0	4.47m x 3.66m
Double Bedroom	13'9 x 10'0	4.19m x 3.05m
Kitchen	10'5 x 3'10	3.18m x 1.17m
Bathroom	9'2 x 4'6	2.79m x 1.37m

This is an excellent opportunity to obtain a freshly presented ground floor apartment which provides excellent accommodation all on one floor level and is ideally situated for all central amenities. The property benefits from double glazing, gas central heating and will be sold with gas cooker, fridge, new blinds and new carpets in the lounge/dining room and double bedroom included. Externally the shared stairwell has been newly painted and there is a private secured cellar to the rear within the shared garden. The market town of Forfar boasts a range of popular services including shops, restaurants, recreational facilities and easy access to the picturesque Angus Glens and cities of Dundee and Aberdeen. This particular apartment is thought to be an ideal 1st time purchase, investment opportunity or suited for retirement purposes. EPC-D.

- Ground Floor Apartment
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- DG, GCH, EPC D
- Private Outhouse
- Shared Garden



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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