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**Thorntons**   
*Let's get a move on!*



34 Canmore Street

| Forfar | DD8 3HT





## 34 Canmore Street

| Forfar | DD8 3HT

Offers Over £180,000

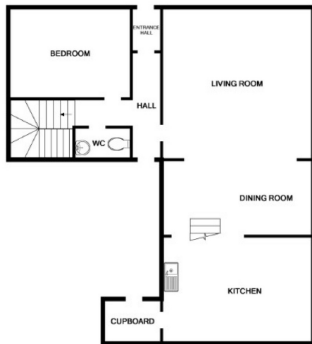
We are delighted to bring to the market this well presented mid terraced villa which provides spacious accommodation over three floor levels. This versatile home has been used for B&B purposes and can equally provide living space which is well suited to the needs of a growing family. The property benefits from gas central heating, triple and double glazing and will be sold with floor coverings, blinds and integrated gas hob, oven and extractor hood included. Some items of furniture may be available by separate negotiation if required. The accommodation comprises: lounge with split level dining area and steps up to the breakfast kitchen, dining room/ bedrooms 5, cloakroom w.c., shower room and 4 further bedrooms (3 with E/S). Externally there is an enclosed rear courtyard with a useful shed. The popular market town of Forfar boasts a wide range of facilities including schools, recreational facilities, shops, restaurants and has easy access to Dundee and Aberdeen via the dual carriageway. This particular property has been well maintained, is located in a prime central location and must be viewed to be fully appreciated.



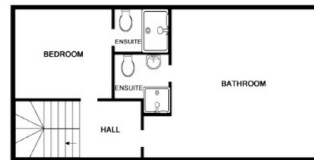
- EPC - D
- Mid Terraced Villa
- Lounge with Open Plan
- Dining Area & Kitchen
- Breakfast Room/Bedroom 5
- 4 Double Bedrooms (3 E/S)
- Shower Room & Cloaks WC
- Courtyard & Shed
- Double & Triple Glazing
- Gas Central Heating



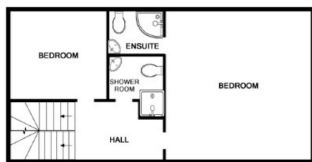




GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not intended to be guaranteed as to their quantity or efficiency can be given.  
Made with Metropac 12/2019

Lounge	15'0 x 13'2	4.57m x 4.01m
Dining Area	13'2 x 10'10	4.01m x 3.30m
Breakfast Kitchen	15'2 x 10'10	4.62m x 3.30m
Bedroom 5/Dining Room	13'2 x 7'11	4.01m x 2.41m
Cloakroom w.c.	4'4 x 3'1	1.32m x 0.94m
Bedroom 1	12'10 x 8'8	3.91m x 2.64m
Shower Room	6'6 x 4'0	1.98m x 1.22m
Bedroom 2/Master Bedroom	13'2 x 10'1	4.01m x 3.07m
En Suite Shower Room	6'6 x 4'5	1.98m x 1.35m
Bedroom 3	14'3 x 7'11	4.34m x 2.41m
En Suite Shower Room	4'4 x 3'6	1.32m x 1.07m
Bedroom 4	15'1 x 12'8	4.60m x 3.86m
En Suite Shower Room	6'7 x 4'3	2.01m x 1.30m

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scotland



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