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Thorntons 
The right way to move

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40 Market Street

| Forfar | DD8 3EW



40 Market Street

| Forfar | DD8 3EW

Offers Over £90,000

Unique opportunity to purchase this former agricultural merchant's office which is situated within a popular area of the town. The location is ideal for: town centre, schools, supermarkets, leisure centre, sporting amenities, bus routes and the A90 dual carriageway which connects to both Dundee and Aberdeen.

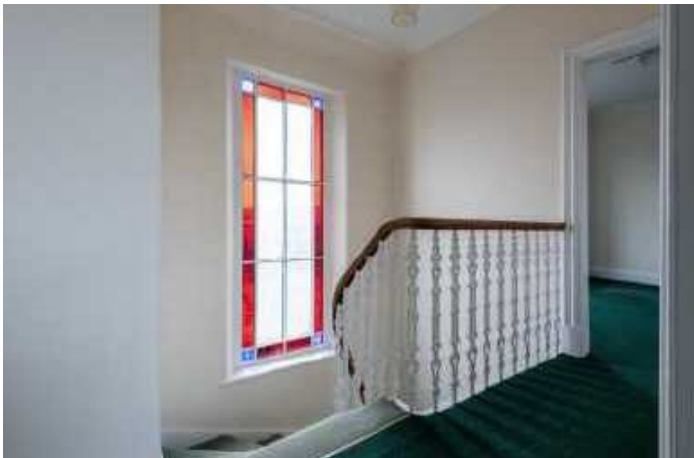
The property offers outstanding residential potential with spacious accommodation over two levels. The accommodation comprises of a hallway, bathroom, scullery and two rooms on the ground floor with three further well-proportioned rooms on the upper level. Retaining many period features plus gas fired central heating the property could easily be transformed into a spacious period home with the further benefit of a large south facing garden.

It should be noted that the buyer shall have to apply for change of use from class 4 to class 8 residential. It is not envisaged this shall be a problem as the property is located within a residential area of mixed type housing.



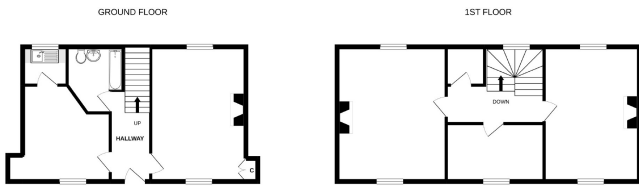
- Former agricultural merchant's office
- Offers Residential Potential (subject to permission)

- Spacious accommodation over 2 levels
- Many period features





Room 1	17'1 x 13'3	5.21m x 4.04m
Room 2	12'0 x 10'10	3.66m x 3.30m
Scullery	5'7 x 5'5	1.70m x 1.65m
Bathroom	8'6 x 7'1	2.59m x 1.80m
Room 3 (Upper)	17'1 x 13'3	5.21m x 4.04m
Room 4 (Upper)	16'9 x 14'5	5.11m x 4.39m
Room 5 (Upper)	13'0 x 7'2	3.96m x 2.18m



We have every attempt to ensure the accuracy of the floor plans contained herein. Measurements of doors, windows, rooms and any other spaces are approximate and no responsibility is taken for any errors or omissions in this schedule. The plans for this development project are not to be used as such for any prospective purchase. The services, conditions and specifications shown have been determined and no guarantee can be given. www.thorntons.co.uk

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