



HARMONY HOMES
ESTATE AGENCY



44 Dundee Road, Forfar, DD8 1HW

Offers over £70,000



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Forfar, DD8 1HW

Harmony Homes welcomes to the market this well presented one bedroom first floor flat in Forfar.

This home has been tastefully upgraded throughout and is move in condition.

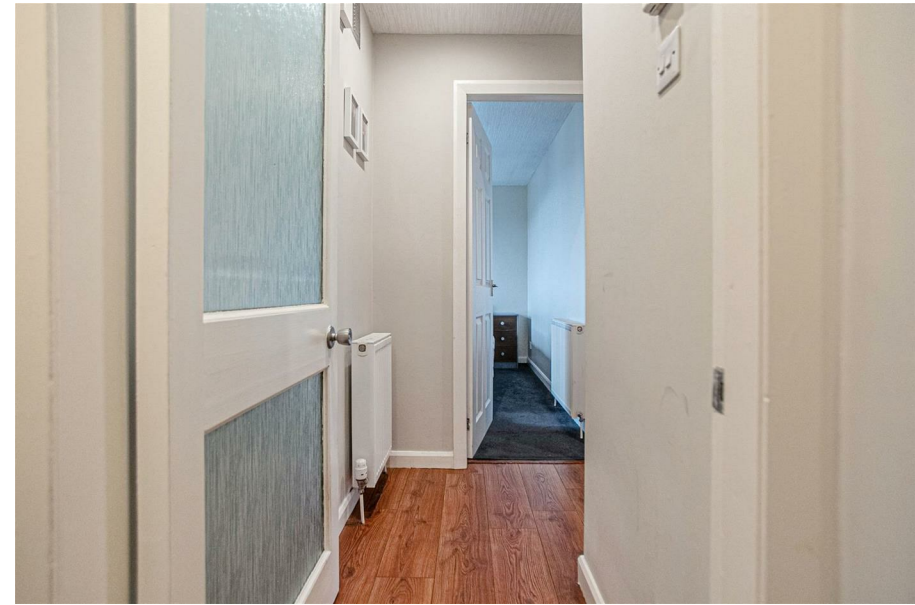
The property offers bright, comfortable accommodation which comprises; spacious open plan living room /diner/ modern kitchen, (Beko Washing machine and Dishwasher included) double bedroom with fitted wardrobe and a modern fitted shower room. Useful cupboard large enough to be used as an office.

The comprehensive list of attributes includes Own front door, gas central heating, double glazing and integrated kitchen appliances.

This property is ideally located for those commuting to either Dundee or Aberdeen and sits just off the centre of Forfar but in easy reach of all local amenities including main bus routes and walking distance to both a primary school and nursery.

Externally the property boasts off street parking and shared garden space.

The property will be popular and will appeal to many purchasers particularly first-time buyers and buy-to-let investors therefore early viewings are advised.





Directions

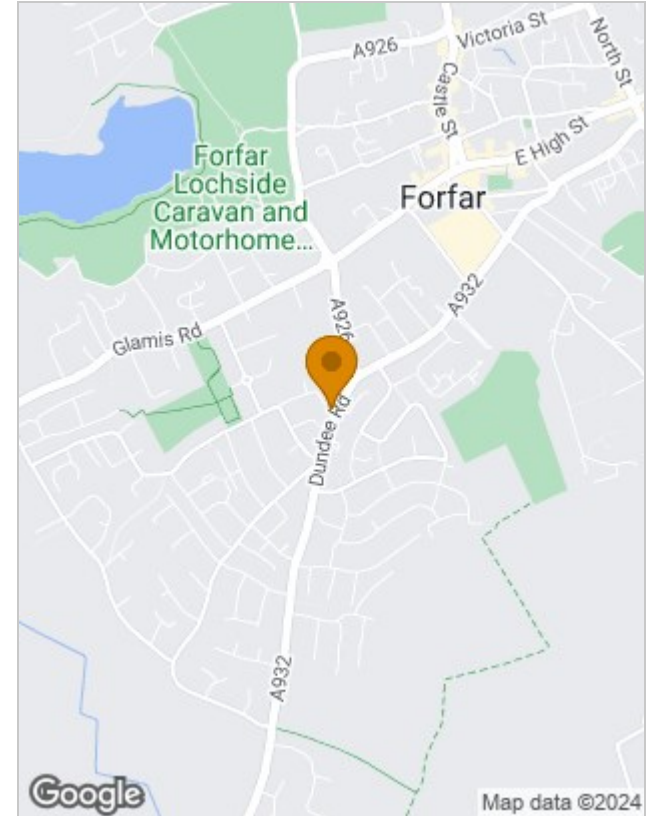




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.