



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**62 Queen Street**  
FORFAR, ANGUS, DD8 3AN

# FORFAR, ANGUS, DD8 3AN

## Area

Situated within the town of Forfar, this high street split-level flat is set off the high street, whilst still being within commuting distance of

the cities of Perth, Dundee and Aberdeen. The property is close enough to a variety of workplaces. The area is renowned for its country walks and the tranquil and calm sounds of the countryside at this property just have to be

heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.





# 62 QUEEN STREET

## Property

Part Exchange available. We're delighted to offer onto the open market this high street located split level, three bedroom flat in move-in condition. You access the property from Queen Street via its own private door which leads into the hallway with a storage cupboard and stairs rising to the first floor. Upon reaching the first floor you have doors leading to the master bedroom, living room, shower room and kitchen/dining room. The living room enjoys a front aspect over the High Street through double glazed windows. There is a press for additional storage, fireplace hearth and

surrounds, and period features like ceiling rose and thick coving. The modern kitchen/dining room is next door and offers a modern range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer. There is a free standing range cooker with gas hob and extractor hood over, under counter space with an LG washer/dryer machine, an 'American' Samsung fridge/freezer and Bosch dishwasher are included. Wood flooring throughout with front aspect double opening windows and ample space for a table and chairs and period features throughout.

The master bedroom offers a rear aspect over the parking area and

built-in two double wardrobes offering hanging space and shelving. The modern three-piece shower room suite enjoys a corner large shower cubicle low-level WC and wash-hand basin with two windows to the rear elevation. Upstairs on the 2nd floor are 2 bedrooms, a double and a single in size and a modern three-piece bathroom suite with shower over bath and a rear elevation. There is on-street parking available.

An internal inspection is highly recommended to appreciate this modern fitted out spacious three bedroom flat.



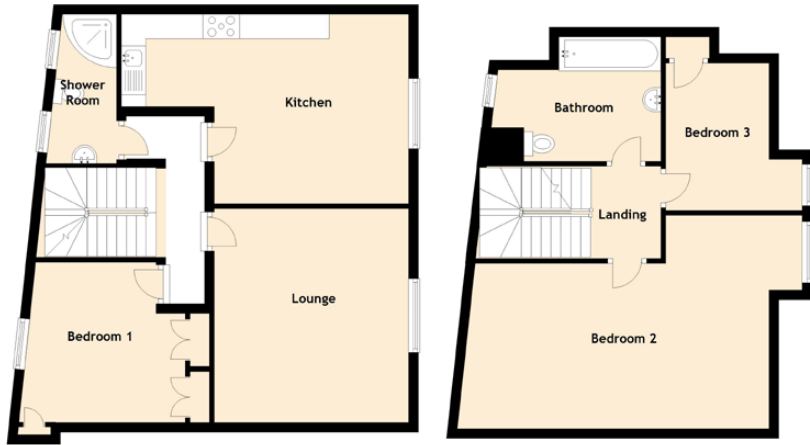




# SPECIFICATIONS

## FLOOR PLAN & LOCATION

Approximate Dimensions  
(Taken from the widest point)



Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	6.30m (20'8") x 3.90m (12'10")
Bedroom 1	3.58m (11'9") x 3.30m (10'10")
Bedroom 2	4.11m (13'6") x 3.40m (11'2")
Bedroom 3	3.08m (10'1") x 2.62m (8'7")
Bathroom	3.02m (9'11") x 2.90m (9'6")
Shower Room	3.07m (10'1") x 1.12m (3'8")

Gross internal floor area (m2) 120m2 // EPC Rating : E

Extras (included in the sale) : Floor coverings, light fittings, Belling range cooker, LG Washer/Dryer, Bosch Dishwasher, Samsung American Fridge/ Freezer and blinds.







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Part  
Exchange  
Available

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