




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

1 Back Wynd

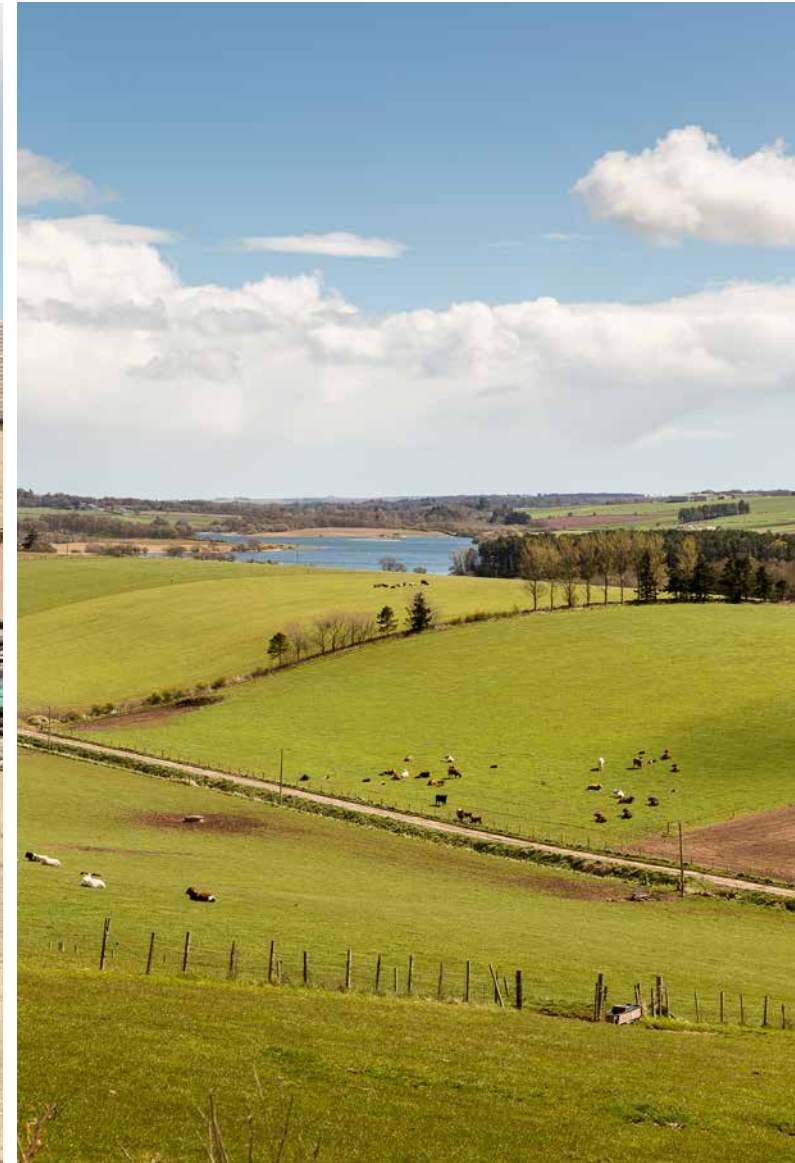
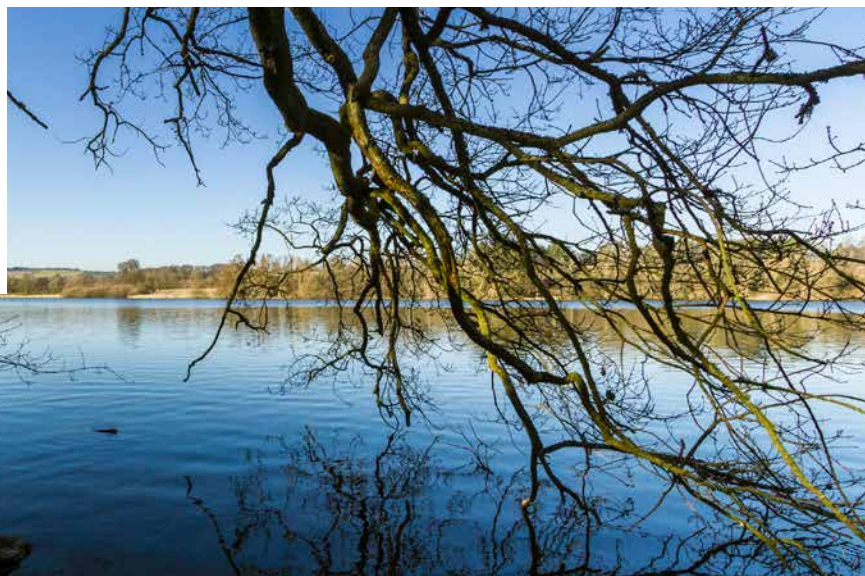
QUEEN STREET, FORFAR, ANGUS, DD8 3AQ

Forfar

ANGUS, DD8 3AQ

Situated within the market town of Forfar, this first floor flat is positioned close to all local amenities whilst still being within commuting distance of the cities of Dundee, Aberdeen, and Perth. The property is, therefore, close enough for a variety of workplaces but also rurally located for those who wish to get away from city life.

The area is renowned for the stunning Angus Glens and countryside, including Glams Castle. Local facilities include golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and restaurants, supermarkets and independent shops.



1 Back Wynd

QUEEN STREET, FORFAR,
ANGUS, DD8 3AQ

We are delighted to introduce onto the open market this contemporary double bedroom apartment a minutes walk from Forfar High Street and has been maintained to a superb standard throughout, having been modernised by the current owners.

The spacious, well-lit open plan lounge area, newly carpeted, extends into the kitchen [lino area] with various base and wall-mounted units. These include an integrated NEFF four-ring gas hob and oven, a washing machine and adequate space for other free-standing appliances.

Moving from the hallway, the large double bedroom is also newly carpeted and has a large built-in wardrobe.

The brightly-lit bathroom with newly fitted LED lights, has a white 3-piece suite with a shower over the bath.

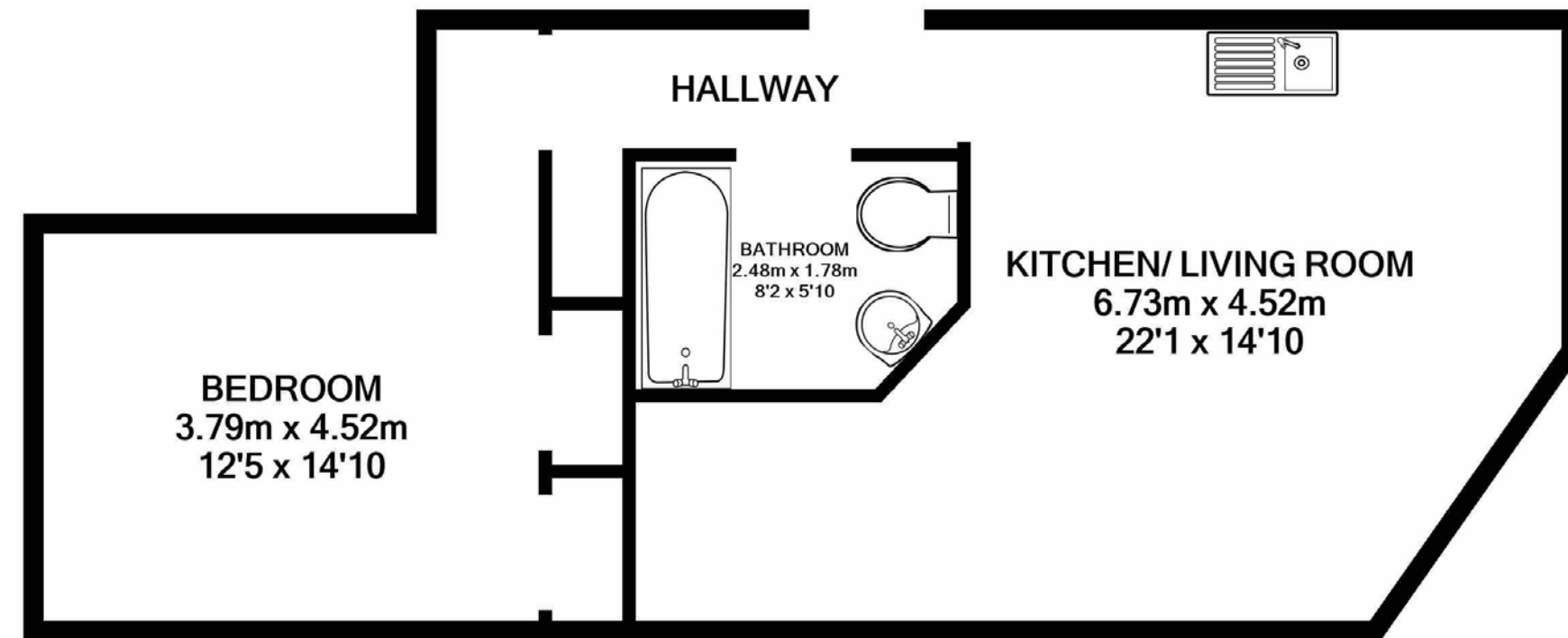
With central heating throughout, this property comes with secure camera entry and has it's own allocated parking space. The property also benefits from an allocated parking space.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances are included in the price.



Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer