

# 87 Viewmount

FORFAR, DD8 1LJ



*Spacious first-floor flat offering excellent value for money with two bedrooms and a dining kitchen.*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Excellent first-time buyers purchase within Forfar. This is a first floor flat in a block of 6. The accommodation is spacious and freshly decorated.

# THE LOUNGE



The lounge has laminate flooring and spacious enough for a dining table or a desk as well as soft furnishings. The kitchen offers white units on both floor and wall height with attractive tiled backsplash. There is space for a dining table here.

# THE KITCHEN



units on both floor and wall height  
with attractive tiled backsplash





Two good size bedrooms each have built-in storage. The family bathroom is finished with a wet wall system and offers a shower over the bath. There are communal drying greens to the back of the property and ample on-street parking. Ideal for first time buyers, down-sizers or those looking to re-locate.

# BEDROOM 1



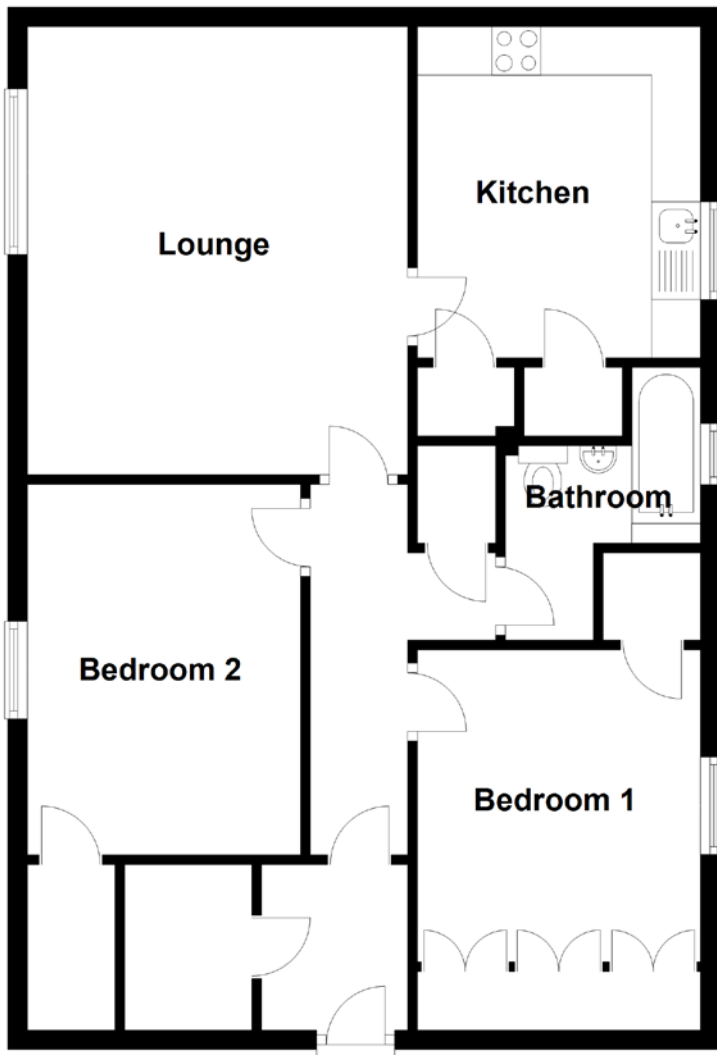


## BEDROOM 2 & BATHROOM





# FLOOR PLAN, DIMENSIONS & MAP

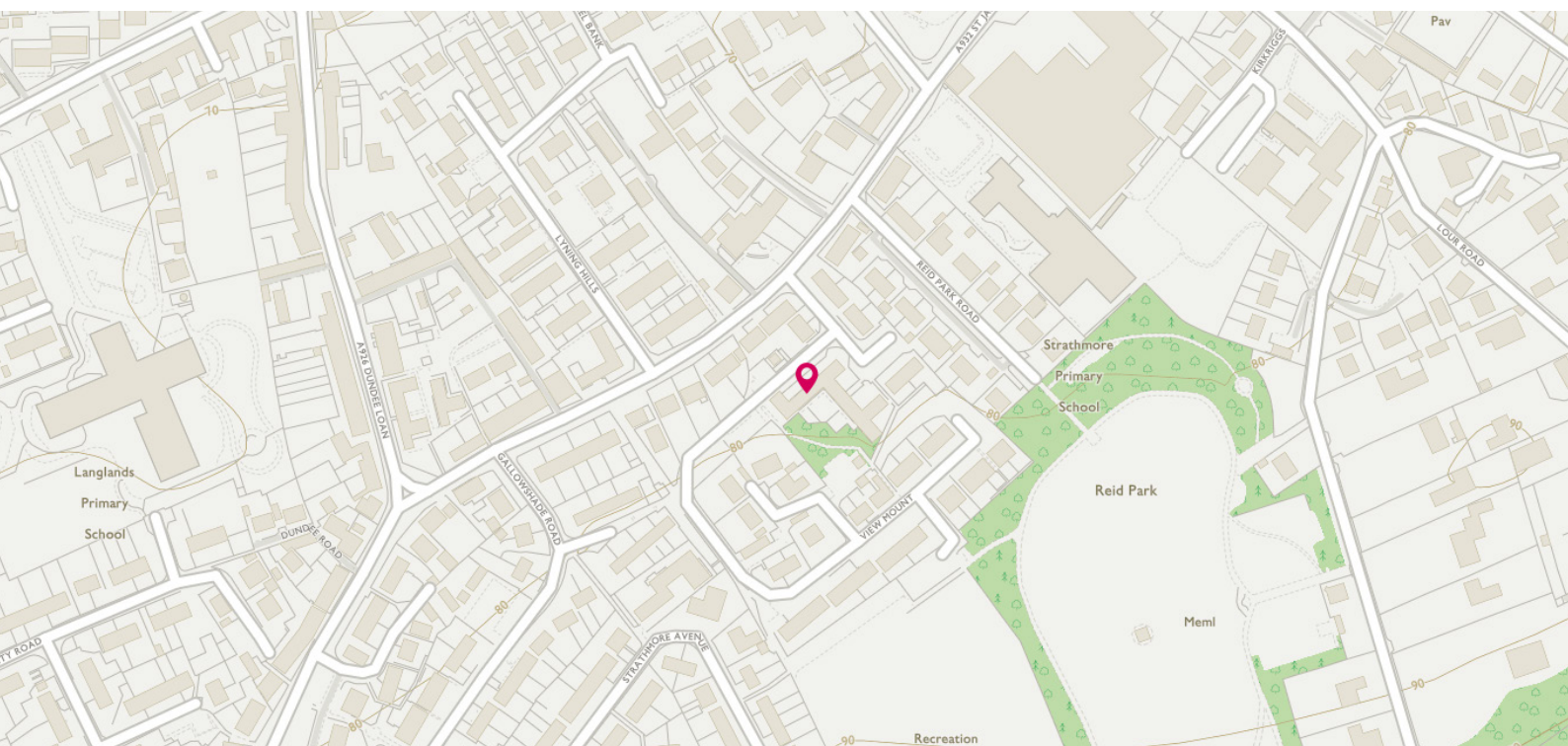


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: C





# THE LOCATION

The county town of Forfar lies at the heart of Angus. A favourite royal residence in the 12th and 13th centuries, and an important religious centre, the story of Forfar is captured in one of the most imaginative museums in Scotland, The Meffan.



Because of Forfar's fertile location, agriculture is an important factor in the local economy and farmers gather in the town on a weekly basis for the cattle mart and on a monthly basis for the Angus Farmers' Market. To the north-east of Forfar, Aberlemno is an agricultural-based community whose churchyard contains some of the finest Pictish sculptured stones in Angus. Situated only a few minutes walk from the centre of the historic town, Forfar Loch Country Park with its woodland, loch and grassland habitats is a haven for visitors and wildlife throughout the year. For any enthusiastic fisherman, you have one of Scotland's famous and well-stocked river's, the South Esk, one of Scotland's finest sea trout rivers during the summer months. With appropriate weather conditions, salmon runs are good in the spring and excellent in the autumn. The river is some forty-nine miles long with excellent fishing from Glen Clova down to the Montrose Basin where it enters the sea.

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto: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.