



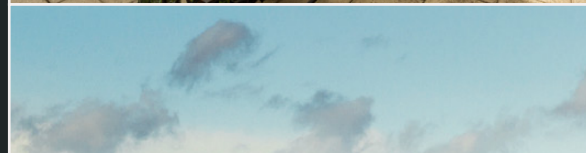

McEwan Fraser Legal
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2 Back Wynd
QUEEN STREET, FORFAR, DD8 3AQ

THE LOCATION

QUEEN STREET, FORFAR, 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.



2 BACK WYND

QUEEN STREET, FORFAR, DD8 3AQ

We are delighted to introduce onto the open market this contemporary two-bedroom apartment a minutes walk from Forfar High Street and has been maintained to a superb standard throughout.

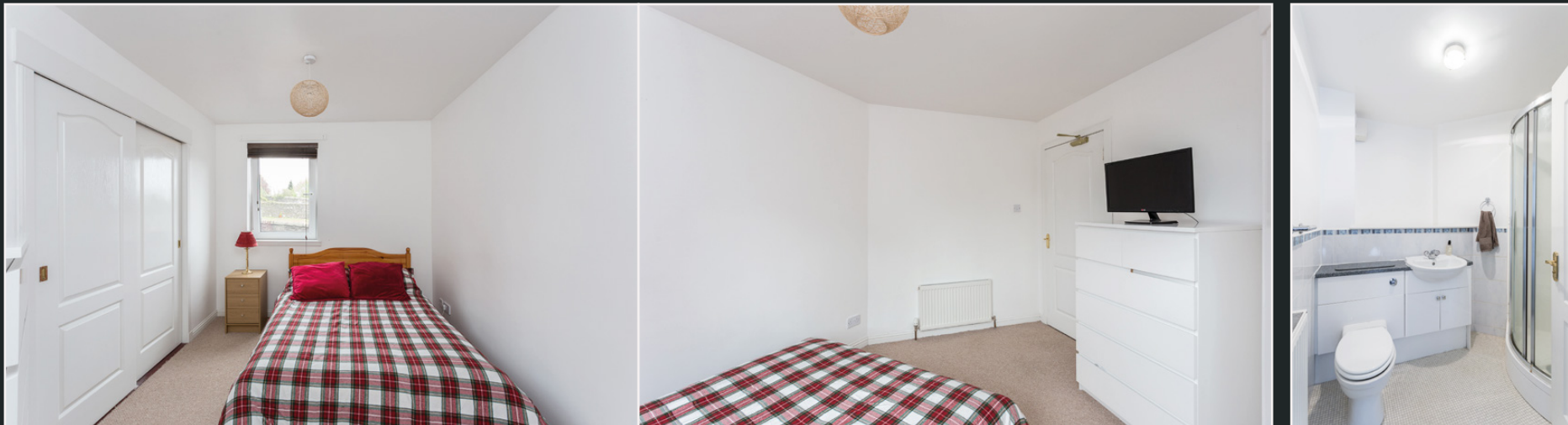
This apartment boasts a bright and spacious entrance hallway with secure entry phone and provides access to all accommodation.

The living room benefits from dual aspect windows, allowing a considerable amount of light to fill the room, it is finished with carpet and provides access to the kitchen, where there are various base and wall mounted units, adequate space for free standing appliances, integrated NEFF four-ring gas hob, and oven.

As you move along the hallway you have the incredibly light master bedroom, which includes carpeted flooring, built-in wardrobes, and an en-suite bathroom with a contemporary combination vanity and electric shower over bath. Bedroom two also features carpeted flooring and built-in wardrobe; whilst a family size shower room is set internally with combination vanity and Quadrant shower enclosure.

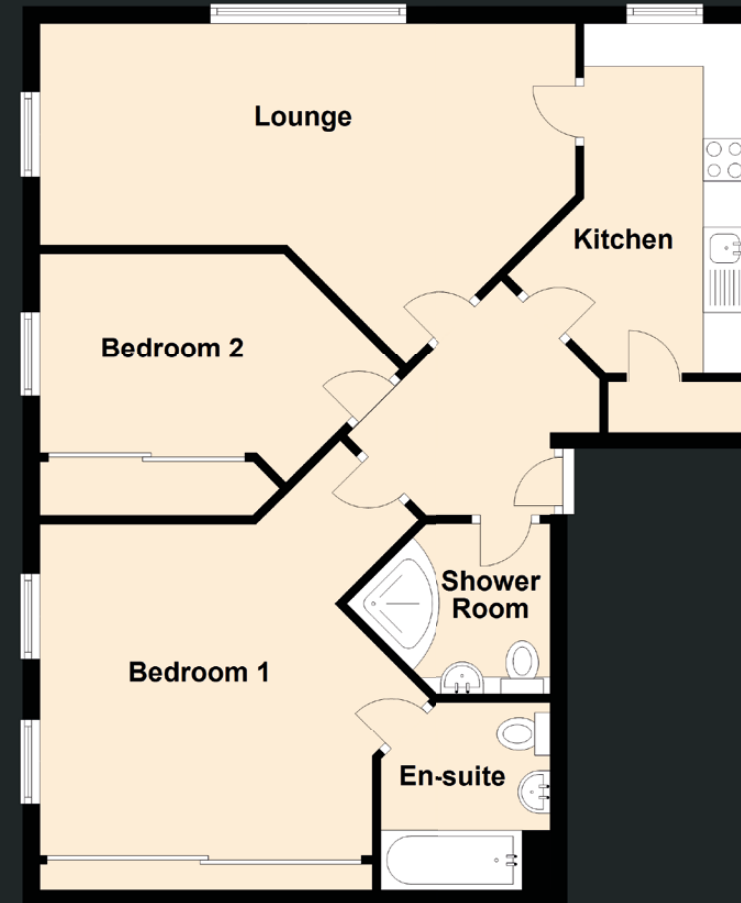
The property also benefits from an allocated parking space.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

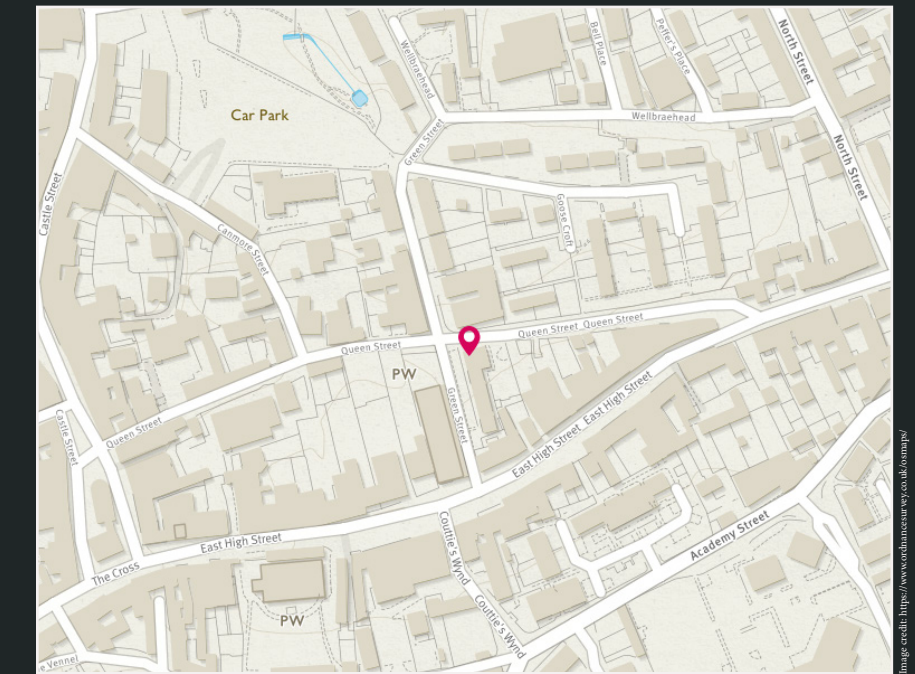


Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 4.00m (13'1")
Kitchen	4.10m (13'5") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
En-suite	2.20m (7'3") x 2.00m (6'7")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Shower Room	2.40m (7'10") x 2.30m (7'6")

Gross internal floor area (m²): 77m² | EPC Rating: C

Extras (Included in the sale): All floor coverings and light fittings and fittings.






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**Part
 Exchange
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