




McEwan Fraser Legal

Solicitors & Estate Agents

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57 Gowan Rigg

FORFAR, ANGUS, DD8 2EE

FORFAR

ANGUS



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 every week for the cattle mart and every month for the Angus Farmers' Market.

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 rivers, 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.



57 GOWAN RIGG

FORFAR



McEwan Fraser Legal is delighted to present this 3 bedroom property in Forfar. The property is in walk-in condition and is well proportioned and offers accommodation over two floors. Inside, the property comprises of:

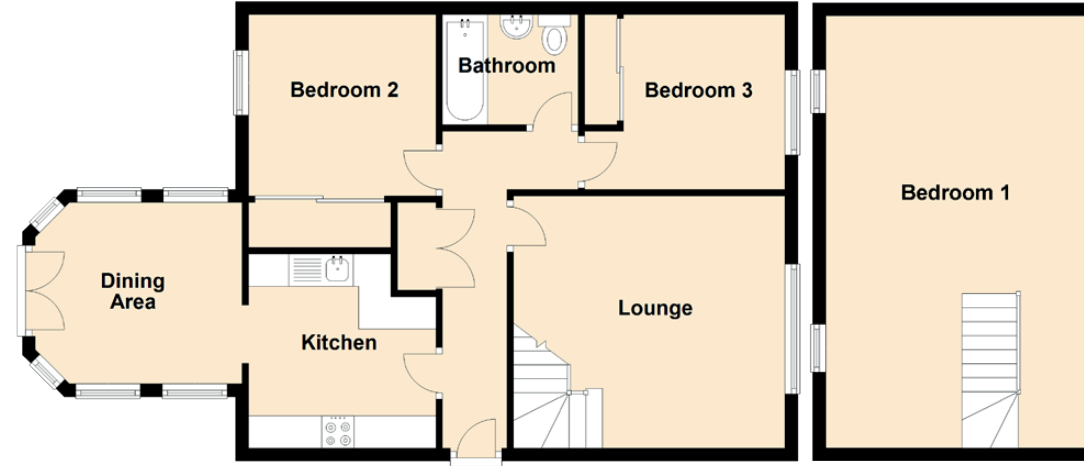
- Fully equipped kitchen; units at both wall and base level
- Spacious living area with staircase to the upper floor
- 3 bedrooms, two with built-in storage and bedroom one is on the upper floor with coombed ceilings and Velux windows
- Family bathroom on the ground floor
- Conservatory

In addition to this, the property includes a drive for off-street parking and a single, detached garage. This is a great opportunity to acquire a property in a fantastic location.



PROPERTY SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | LOCATION

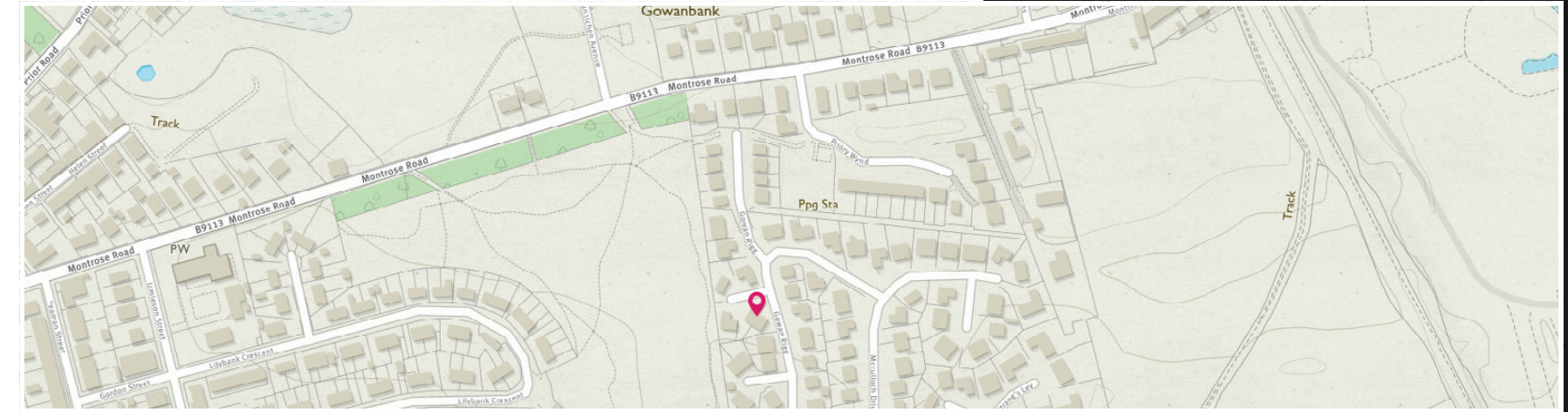


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Dining Area	3.20m (10'6") x 2.80m (9'2")
Bedroom 1	6.60m (21'8") x 4.00m (13'2")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 92m²

EPC Rating: C





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Part
Exchange
Available

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Text and description
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