

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**32 Canmore Street**

FORFAR, ANGUS, DD8 3HT



# FORFAR

ANGUS, DD8 3HT6YQ

Situated in the popular town of Forfar, with easy access onto the A90 gives direct routing to Aberdeen and Dundee.

There are excellent shopping facilities in and around the area, including a substantial superstore and a variety of independent and high street retailers.

Several banking facilities, restaurants, cafés, pubs, local shops, and major supermarkets can be found in and around the town centre.

Locally there is a fantastic range of community facilities including children's nurseries and highly regarded primary/secondary schools.





# 32

## CANMORE STREET

FORFAR, ANGUS, DD8 3HT

Part Exchange Available!

We're delighted to offer onto the open market this centrally located two double bedroom cottage situated within walking distance of the town centre. There is a public car park very close by. The current owner has an agreement with the hotel opposite to park their car. This would have to be approached by the new owners and organised directly between you both. There is a small courtyard garden with patio, seating area and shed with power.

Internal the property offers a living room with a large cupboard which could be converted into a cloakroom. The living room has a fireplace with back boiler and front aspect with stairs to the first floor and steps to the kitchen/dining room.

The kitchen offers a range of cupboards with sink and worktops. There is appliance space for all the usual appliances with dining area housing table and chairs. The garden is accessed from here.

Upstairs is the three-piece bathroom suite and the two double bedrooms. One bedroom has a cupboard which allows access to the boarded loft room used as a study by the owners and has a separate section for storage.

The property has a range of new UPVC and older style double glazed windows and gas fired central heating.







# SPECIFICATIONS

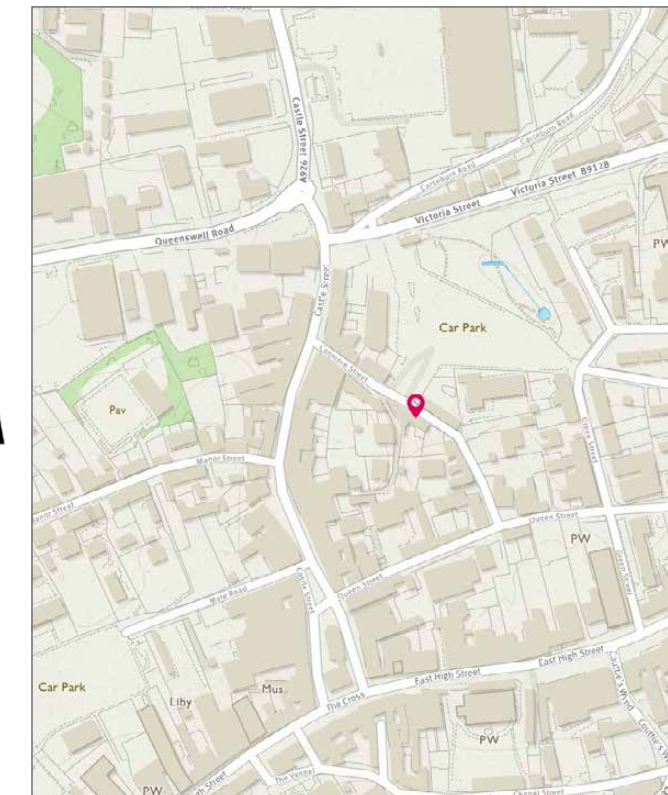
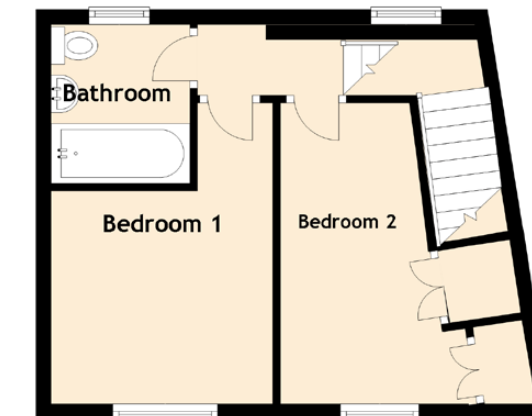
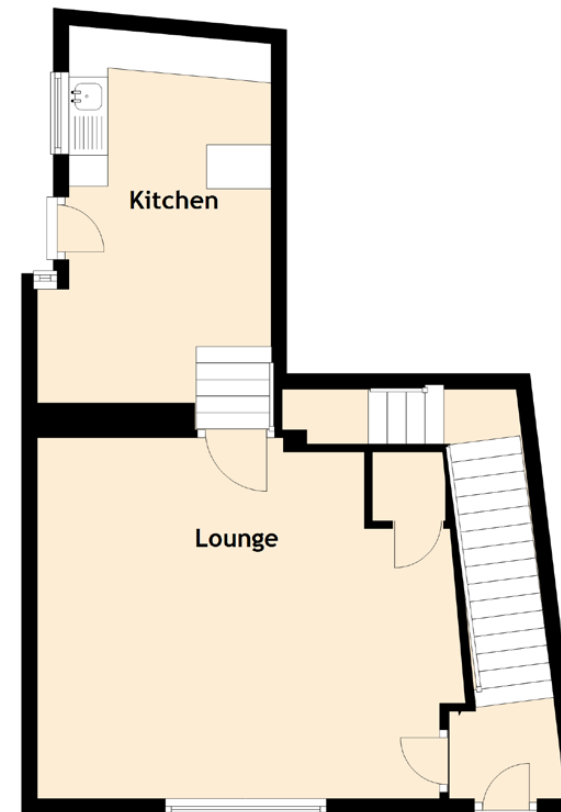
## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.19m (17') x 4.97m (16'4")
Kitchen	5.06m (16'7") x 3.00m (9'10")
Bedroom 1	2.96m (9'9") x 2.84m (9'4")
Bedroom 2	3.67m (12') x 2.31m (7'7")
Bathroom	2.12m (6'11") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale):  
Floor coverings, blinds, light fittings and shed.







# McEwan Fraser Legal

## Solicitors & Estate Agents

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Part  
Exchange  
Available

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Text and description  
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 Surveyor



Professional photography  
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 Photographer



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 Designer