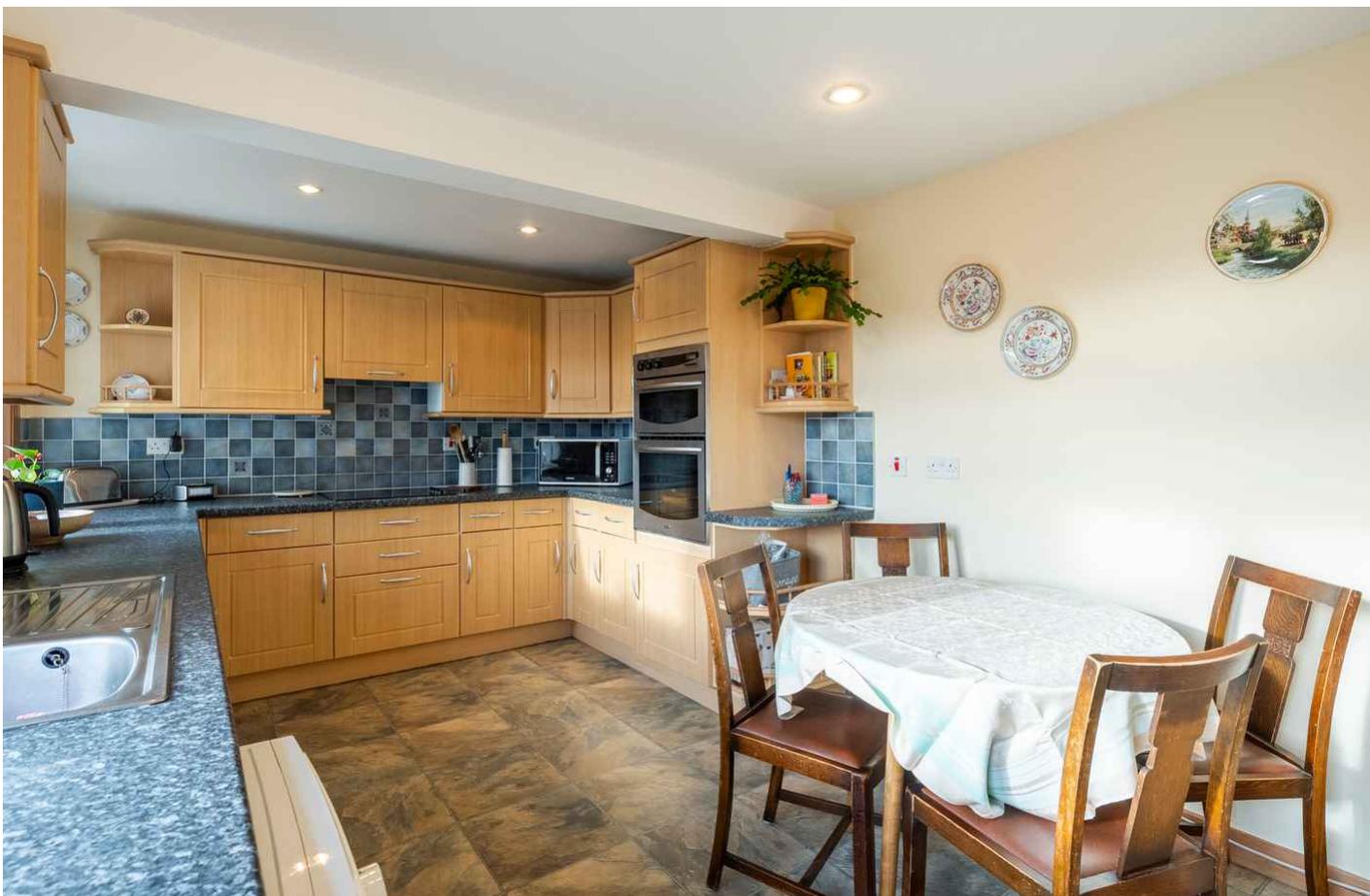




Thorntons 
The right way to move

6 Callanders Cottages,
Gowanbank, Forfar, Angus
DD8 2SX





Summary

Thomtons are delighted to bring to the market 6 Callander's Cottages, Gowankbank, Forfar – a charming three-bedroom terraced cottage situated approximately 2 miles from Forfar's town centre. The accommodation is arranged over two levels. The ground floor comprises a lounge with multi-fuel stove, bedroom one, a shower room, and a spacious dining kitchen with integrated oven, hob, extractor fan, dishwasher and a door providing direct access to the rear garden. A staircase leads to the first floor, where there are two further bedrooms along with additional attic storage. Externally, the property benefits from private front and rear gardens as well as a garage. The home is also ideally positioned within walking distance of a range of local amenities, including shops, scenic green spaces, and convenient bus and road links.

Features

- 3 Bedroom extended terraced cottage
- Lounge with multi fuel stove
- Dining Kitchen with door to garden
- Modern Shower Room
- Oil CH; DG; EPC - E
- Gardens & Garage
- Popular Residential Area
- Early viewing is recommended
- Ideal first time buy or those looking to downsize.

Room Measurements

Lounge: 16'9 x 11'10 (5.10m x 3.60m)

Kitchen: 16'1 x 9'10 (4.90m x 3.00m)

Bedroom: 16'9 x 11'2 (5.10m x 3.40m)

Bedroom: 11'2 x 9'10 (3.40m x 3.00m)

Bedroom: 10'2 x 9'10 (3.10m x 3.00m)

Shower Room: 9'6 x 6'3 (2.90m x 1.90m)



Charming three-bedroom terraced cottage situated approximately 2 miles from Forfar's town centre.





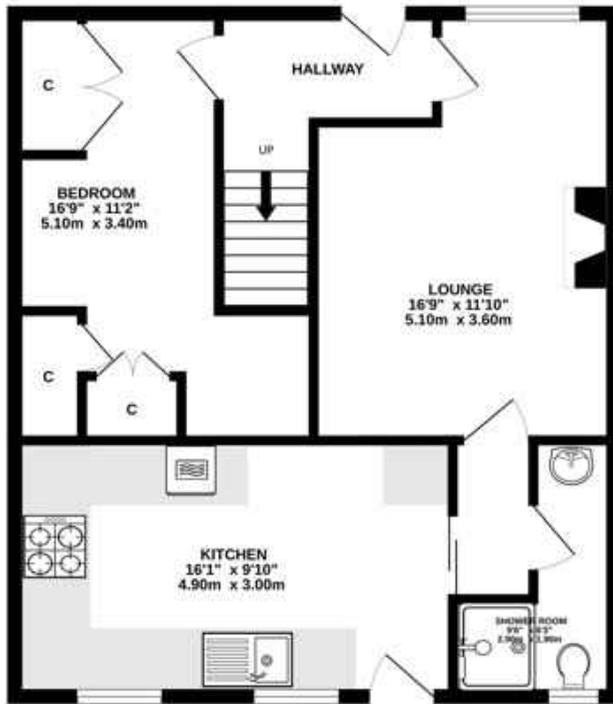


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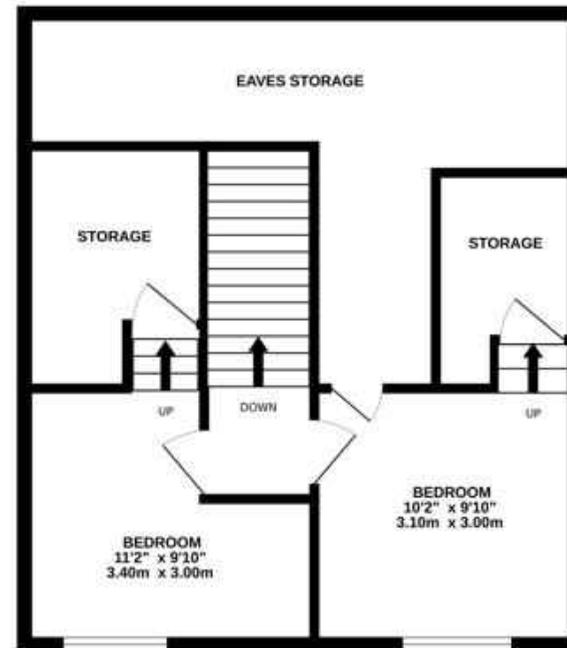


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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