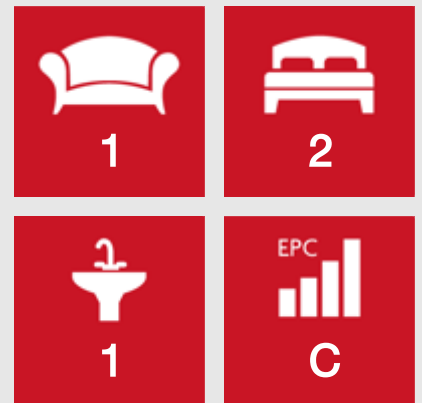




**Thorntons**  
The right way to move

78 Dundee Loan, Forfar, Angus  
DD8 1EB







## Summary

Thorntons are delighted to bring to the market, No.78 Dundee Loan, Forfar, a spacious two bedroom, lower ground floor flat, situated close to Forfar's town centre. Now requiring renovation, the property offers an exciting opportunity to create a personalised home, or appealing investment property. The subjects comprise of an entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there is a communal garden area and garden store. The property is sold as seen.

## Features

- Lower Ground Floor Flat
- Lounge with door to rear garden area
- Requires Modernisation and Upgrading
- 2 Spacious bedrooms
- Ideal 1st time Purchase or Investment Property
- Close proximity to local amenities and schools
- Kitchen and Bathroom
- Communal Garden Area
- Early Viewing is Recommended
- GCH, DG; EPC C

## Room Measurements

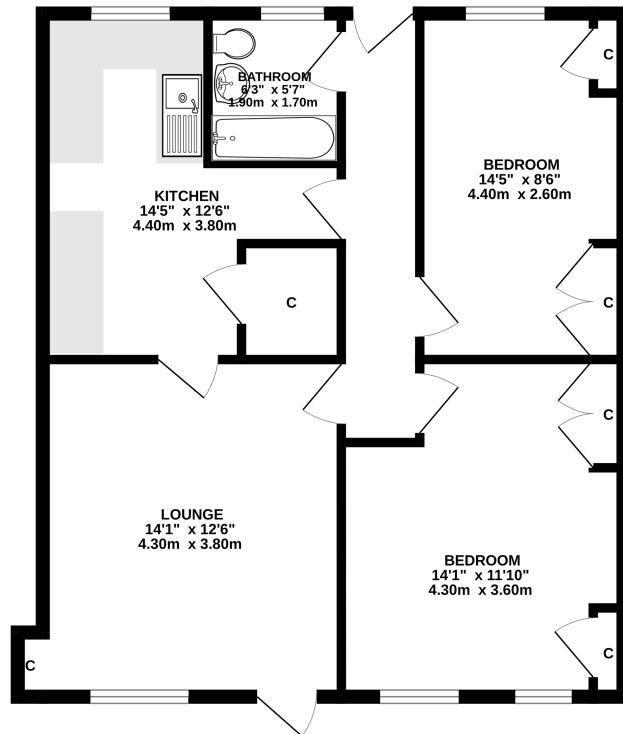
Lounge 14'1" x 12'6" (4.30m x 3.80m)  
 Kitchen 14'5" x 12'6" (4.40m x 3.80m)  
 Bedroom 14'1" x 11'10" (4.30m x 3.60m)  
 Bedroom 14'5" x 8'6" (4.40m x 2.60m)  
 Bathroom 6'3" x 5'7" (1.90m x 1.70m)





# Floorplan

GROUND 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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