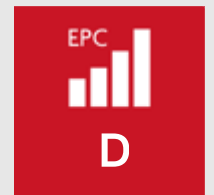
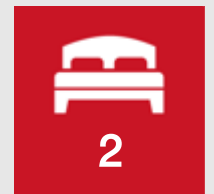
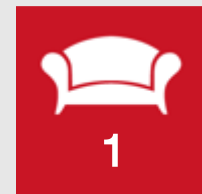




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152 Don Street, Forfar, Angus  
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## Summary

Well appointed 2nd/top floor apartment which offers comfortable and spacious accommodation within easy reach of all central amenities. The factored block is accessed via a security entry system with secured mail boxes and benefits from double glazing, electric heating and will be sold with floor coverings and blinds included. Partially floored attic with loft ladder. Accommodation comprises: hall, lounge/dining room, well equipped kitchen with integrated electric hob, oven and extractor hood (fridge and washer/dryer are included but do not have guarantees), master bedroom, second bedroom/home office/study and bathroom. Externally, there are shared garden grounds & an allocated private parking space.

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## Features

- 2nd/Top Floor Apartment
- Lounge/Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Modern Bathroom Suite
- Security Entry System
- Electric Heating; DG; EPC - D
- Shared Grounds
- Allocated Parking

## Room Measurements

Lounge/Dining Room: 11' 3" x 17' 3" (3.43m x 5.26m)

Kitchen: 7' 4" x 7' 9" (2.24m x 2.36m)

Bedroom 1: 9' 4" x 10' 6" (2.84m x 3.20m)

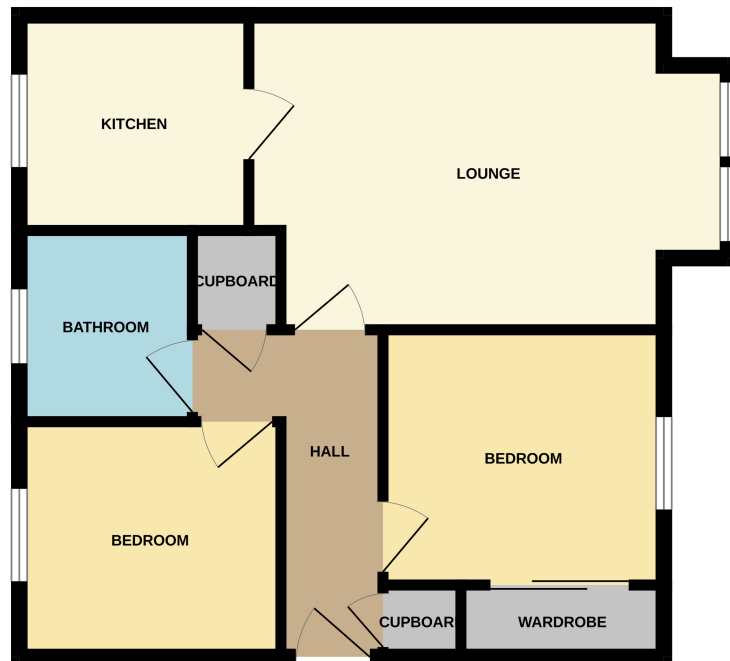
Bedroom 2/Home Office: 8' 6" x 9' 3" (2.59m x 2.82m)

Bathroom: 5' 4" x 5' 9" (1.63m x 1.75m)



# Floorplan

2ND 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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