



**Thorntons**  
The right way to move

40 Strathmore Court, Forfar  
DD8 2DX







## Summary

Second floor apartment, which forms part of a purpose built block for persons over the age of 60 years for single occupancy, or in the case of joint occupancy, at least one occupant to be over 60 years, the other to be over 55 years of age, accessed via security entry system and benefits from double glazing, electric central heating and will be sold with floor coverings, blinds and light fittings included. Comprises: lounge/dining room with Juliet style balcony, fully fitted kitchen, with integrated electric hob, oven, extractor hood, a double bedroom with fitted wardrobes, a fully tiled walk-in shower room and a large hall storage / boiler cupboard. Please note there are age restrictions in place and a management charge.

## Features

- Second Floor Retirement Apartment
- Lounge / Dining Room with Juliette Balcony
- Part Tiled Kitchen with integrated oven, hob and extractor fan
- Bedroom with fitted wardrobes
- Fully Tiled Shower Room
- Ample Storage
- Electric Heating; DG; EPC - B
- Warden, Residents' Lounge & Laundry
- Shared access to landscaped gardens
- Age Restrictions Apply

## Room Measurements

Lounge/Dining Room: 3.3m x 7.6m (10' 10" x 24' 11")

Kitchen: 2.4m x 2.3m (7' 10" x 7' 7")

Bedroom: 2.8m x 4.1m (9' 2" x 13' 5")

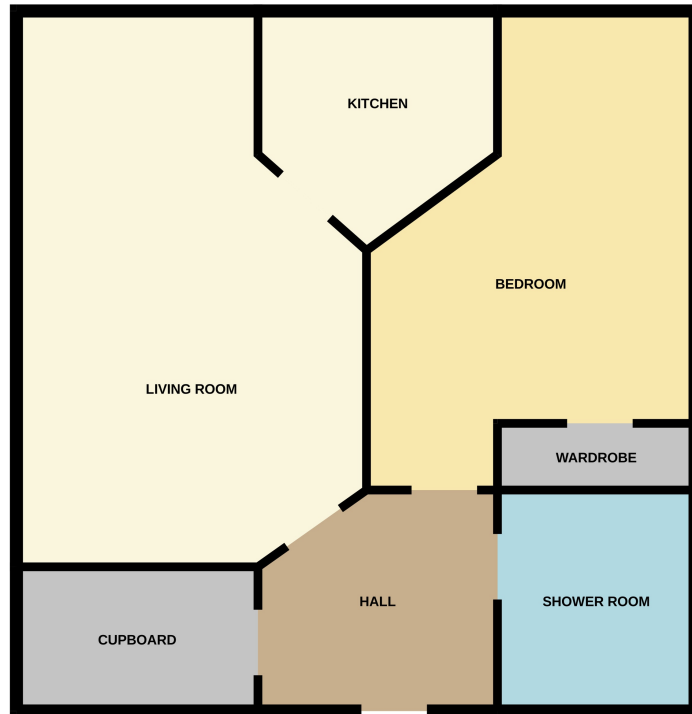
Shower Room: 1.7m x 2.1m (5' 7" x 6' 11")





# 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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