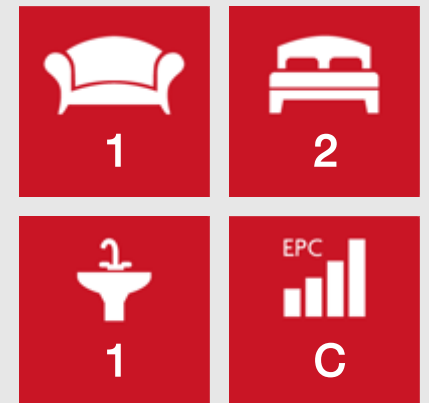




**Thorntons**   
The right way to move

102 Don Street, Forfar, Angus  
DD8 3HE







## Summary

Well-appointed 2nd floor apartment, with great views over Forfar, which forms part of a modern block within a cul-de-sac of similar styled residential properties and offers comfortable and spacious accommodation comprising: entrance hall, bright lounge/dining room, well-equipped kitchen, 2 bedrooms and a bathroom and benefits from double glazing and electric heating. Externally, there are well kept shared garden grounds and an allocated private parking space. The factored block is accessed via a security entry system with secured mailboxes within the stairwell.

## Features

- Second Floor Apartment
- Central location near to Forfar's town centre
- Bright Lounge
- Fitted Kitchen
- Master Bedroom with fitted storage
- 2 bedroom Flat in Central Forfar
- Bathroom, 3-pce suite, shower over bath
- Elec Heating & DG, EPC - C
- Security Entrance, Communal stairwell
- Designated Parking Space
- Ideal buy to let & for first time buyers

## Room Measurements

Lounge: 11'6" x 16'5" (3.50m x 5.0m)

Kitchen: 8'2" x 8'2" (2.50m x 2.50m)

Bedroom: 8'2" x 9'10" (2.5m x 3.0m)

Bedroom: 8'2" x 9'10" (2.5m x 3.0m)

Bathroom: 6'7" x 6'7" (2.0m x 2.0m)

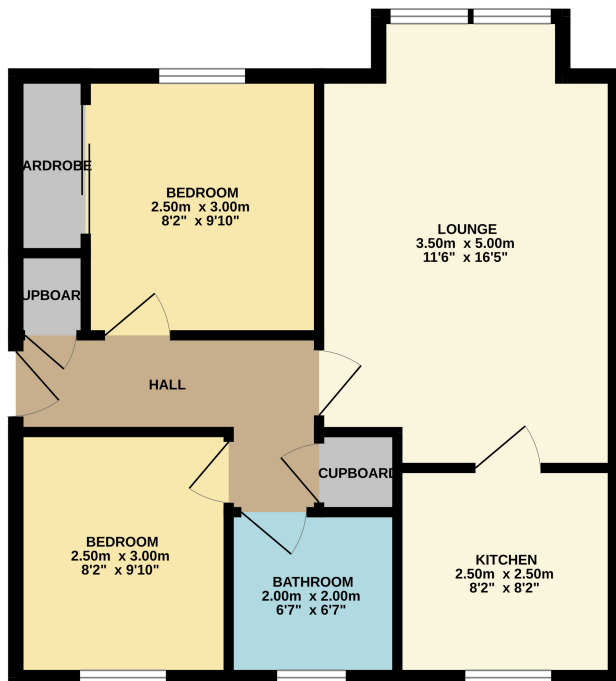






# Floorplan

SECOND FLOOR  
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA: 50.6 sq.m. (545 sq.ft.) approx.  
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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