



**28 STRATHMORE COURT,
KIRKTON PLACE, FORFAR, DD8 2DX**

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat • Within a popular retirement complex.
- Located in a central area convenient for all local amenities.
- Recently upgraded electric heating. Double glazing. • Warden, pull cord system, residents lounge, guest room and laundry room.



OFFERS OVER
£90,000

Property Description

This FIRST FLOOR RETIREMENT FLAT is presented in excellent order and forms part of a factored block within a quiet cul-de-sac. The block is accessed via a security entry system which leads to a reception hall with lift, access to the residents lounge, guest room and laundry. The property has recently been upgraded and has the benefit of newly laid carpets, modern neutral decor, electric heating and double glazed external windows. The accommodation comprises: lounge/dining room with Juliet style balcony, a double bedroom with fitted wardrobes, kitchen and shower room. There are Warden assistance pull cords in place. Please note age restrictions apply. Externally, there are landscaped shared gardens and a private residents car park.

ACCOMMODATION:

Lounge/Dining, Kitchen, 1 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Entry is into a spacious hallway with access into a utility cupboard, shower, bedroom and lounge.

UTILITY CUPBOARD:

Approx. 6'2 x 3'. A convenient utility cupboard, with light, housing the electric fuse box and meter and water tank.

LOUNGE/DINING:

Approx. 10'8 x 22'5. A bright spacious lounge with an open outlook via a Juliet balcony onto the delightful landscaped residents garden. There is ample room for furnishings and a dining table, as well as a feature fireplace with electric fire, TV points and an electric heater. Double glass panel doors lead into the kitchen.

KITCHEN:

Approx. 7'6 x 7'3. Fitted with base and wall units with coordinating work surfaces incorporating a ceramic sink with mixer tap. There is a double electric oven, hob and extractor hood above, a built in microwave and space for an under counter fridge (included).



BEDROOM 1:

Approx. 9'2 x 13'10. A bright spacious bedroom with a delightful outlook onto the residents garden grounds. There is a double shelved and hanging wardrobe with sliding mirror doors, ample room for furnishings, TV point and an electric heater.

BATHROOM:

Approx. 5'4 x 6'8. There is a walk-in wet walled shower area with an electric shower, a vanity unit incorporating a wash hand basin, and a wc. There remainder of the shower room is tiled, mirror, Expelair, hall mounted heater and heated towel rail.



Property Professionals

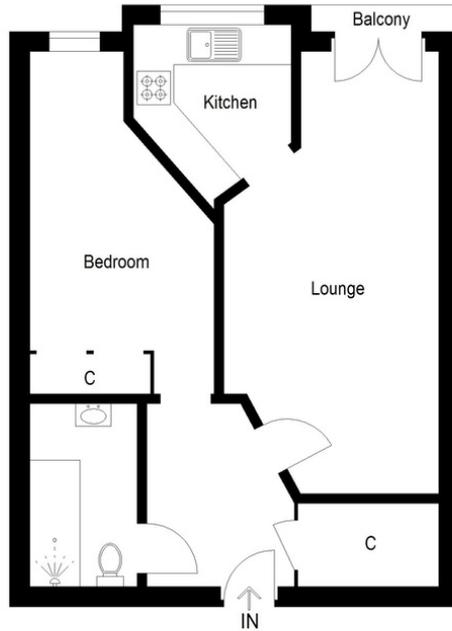
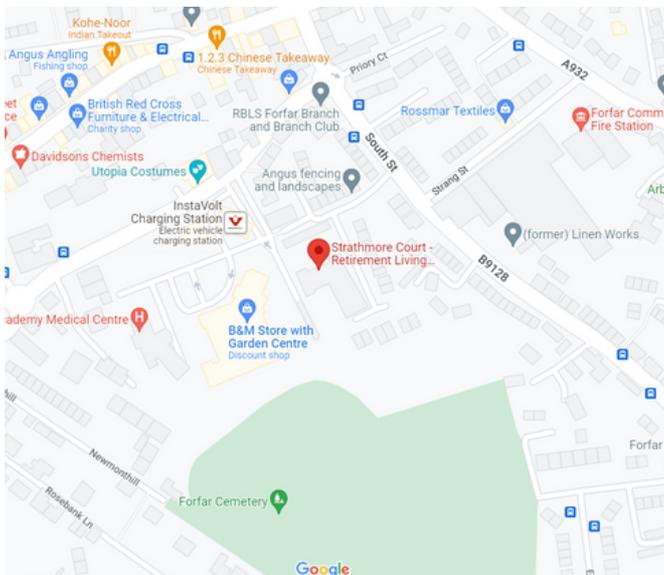


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Connelly & Yeoman
Solicitors Estate Agents

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