

118 East High Street

FORFAR, ANGUS, DD8 2ER



Large one-bed flat in central Forfar with endless potential, perfect for first-time buyers, downsizers, or investors alike



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this centrally located one-bedroom maisonette, perfectly suited to first-time buyers, downsizers, or investors.

THE LOUNGE



The property offers a bright and spacious living/dining room, which opens into a fully fitted kitchen, ideal for relaxing or entertaining guests. A convenient WC completes this level.

THE KITCHEN





Upstairs, the second floor hosts a generously proportioned double bedroom with ample room for wardrobes and bedside furniture, alongside a large family bathroom fitted with a modern three-piece suite.

The property further benefits from gas central heating and double glazing throughout, providing comfort, warmth, and energy efficiency.

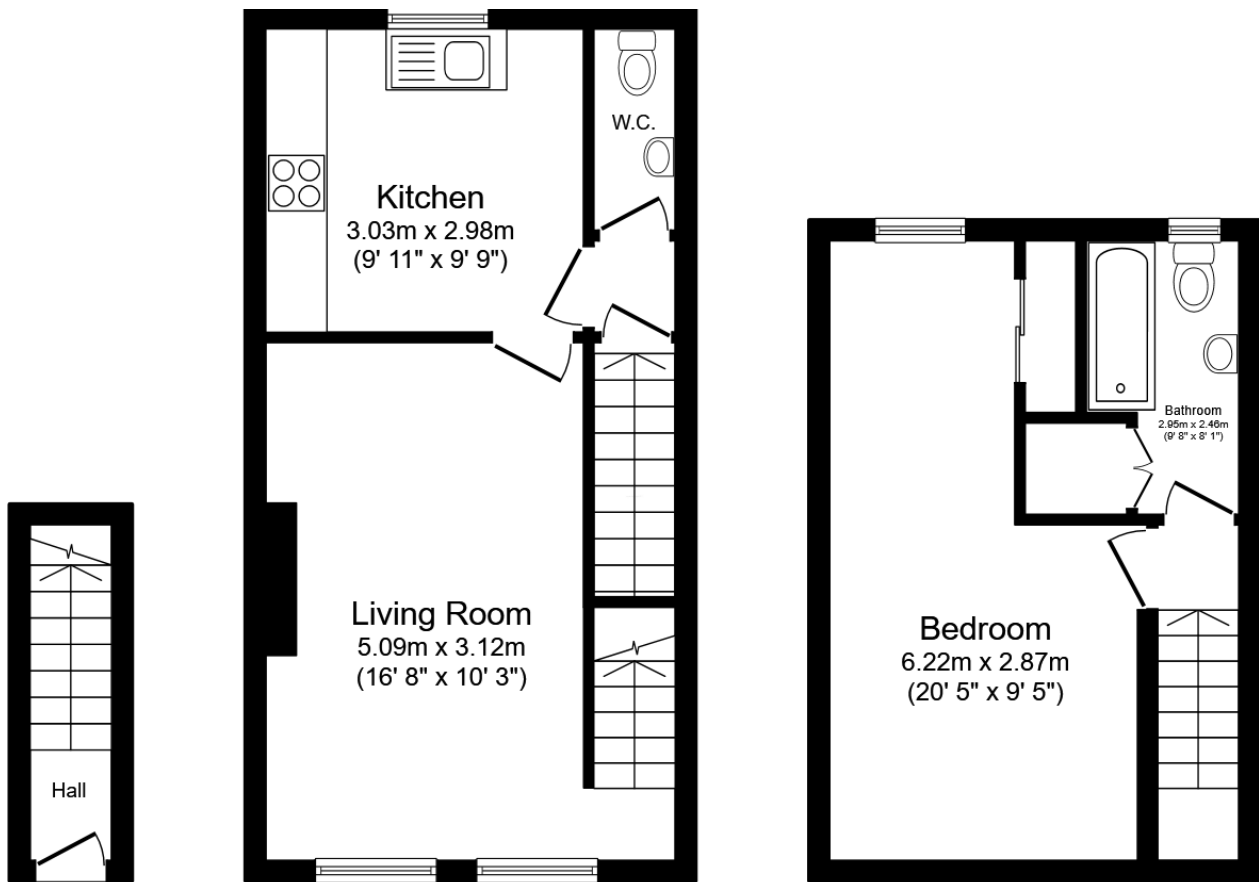
THE BATHROOM



THE BEDROOM

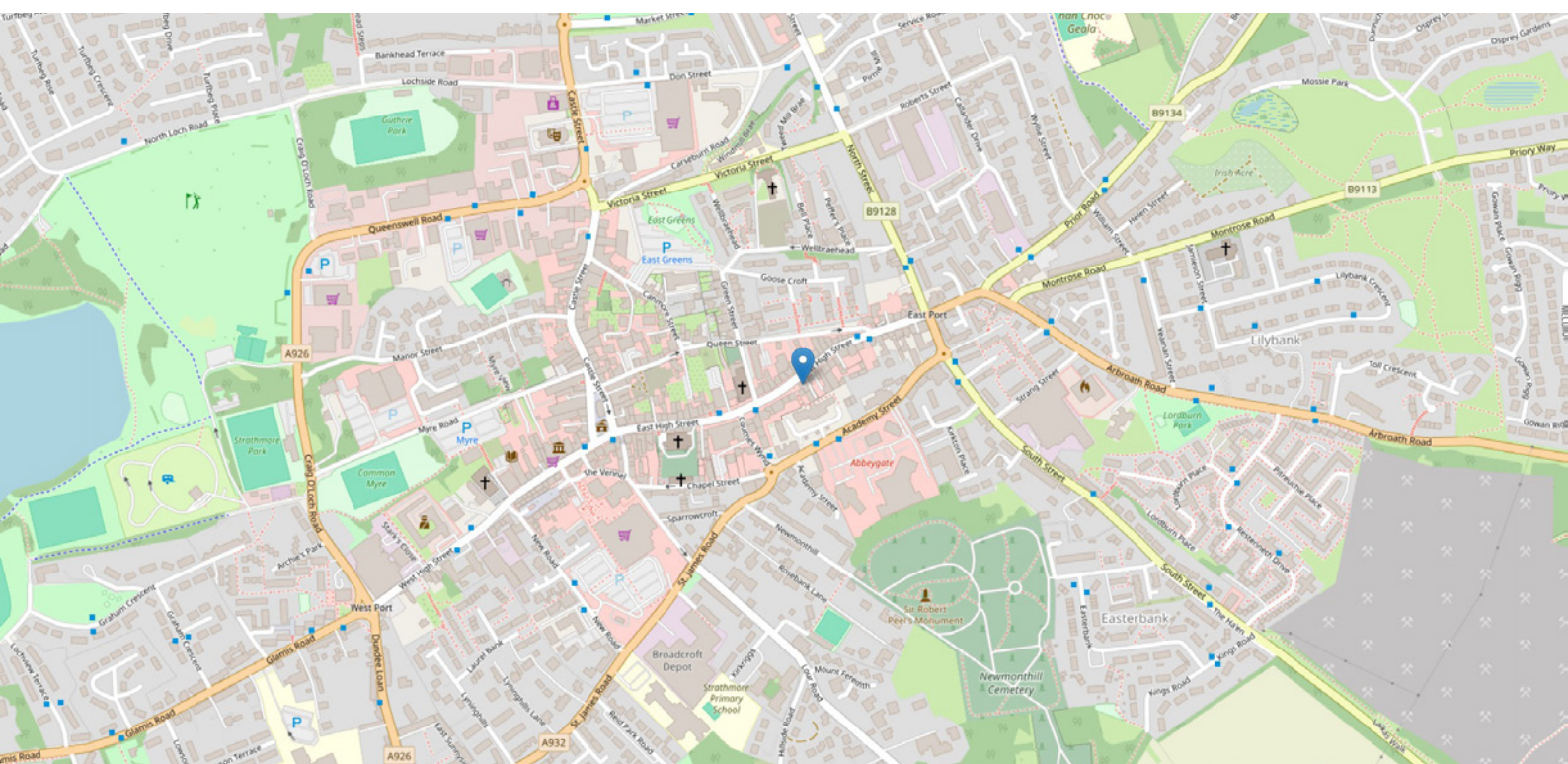


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m² | EPC Rating: D



THE LOCATION

Situated in the popular town of Forfar, the property enjoys a central location within easy walking distance of shops, cafés, restaurants, and other everyday amenities.





Excellent public transport links are also nearby, with regular bus services providing easy access to surrounding areas and beyond. With its attractive price point and sought-after setting, this property presents a fantastic opportunity not to be missed.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
ALICE CAMERON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.