

Simple Approach



Estate Agents



11 Priory Court, Forfar
DD8 2EA

Offers over £68,995

This beautifully presented one-bedroom flat in Priory Court, Forfar, offers a bright and modern living space ideal for first-time buyers or those looking to downsize. The property features a spacious lounge, a good sized kitchen, a comfortable double bedroom with a fitted wardrobe, and a stylish shower room. Benefiting from gas central heating and double glazing, this home ensures warmth and efficiency throughout the year.

Situated in a quiet and well-maintained development, the flat is within easy reach of local amenities and transport links, making it a fantastic opportunity for a convenient and comfortable lifestyle. Viewing is essential to appreciate all that is on offer here at Priory Court, Forfar.

Lounge

14'7" x 10'10" (4.45 x 3.32)

Kitchen

9'2" x 7'7" (2.81 x 2.33)

Bedroom

9'1" x 12'9" (2.78 x 3.89)

Shower Room

8'4" x 5'1" (2.55 x 1.55)

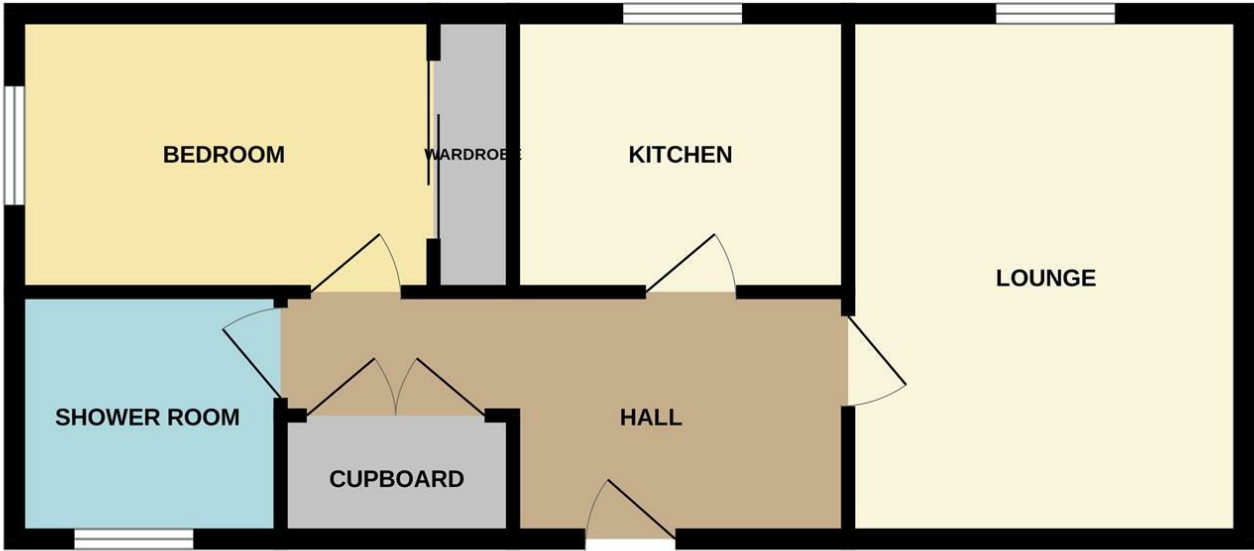




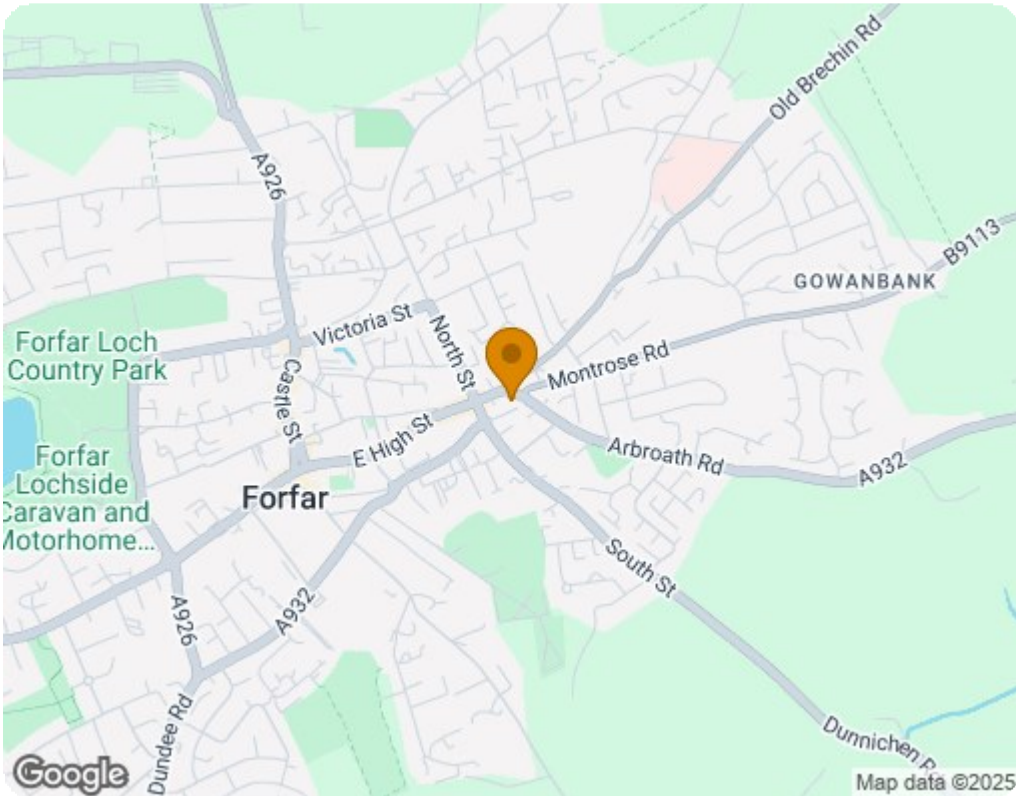
- Very Well Presented Flat
- Bright & Spacious Lounge
- One Generous Bedroom
- Gas Central Heating & Double Glazing
- Stylish Kitchen
- Highly Sought After Location



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		