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6 Strathmore Court, Kirkton Place, Forfar, DD8 2DX.

Ground Floor Flat

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This well-maintained Ground floor flatted dwellinghouse is located within an attractive complex of recently completed Retirement Homes. The property is located within walking distance of the centre of the busy Angus market town of Forfar with all local amenities close by. The property enjoys the benefit of white meter electric central heating, double glazing and a security entry system. A House Manager service, with intercom through the flat connection with the Central Office is also provided. Other available services include a lounge for residents and guests, car parking, laundry room and guest rooms for short stay periods.

It is a condition of the title that the property is occupied by no more than two persons leading an independent life and at the date of entry one occupier should at least be 60 years old and the other occupier should be at least 55 years old.



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HALL:

Fitted carpet. Telephone point. Large walk-in storage cupboard.

LOUNGE:**12ft x 18ft 4ins.**

A spacious lounge with French doors to the rear. Curtains. Fitted carpet. T.V. point. Radiator. Ceiling lights.

KITCHEN:**9ft 4ins x 6ft 3ins**

Located off the lounge with rear facing window. Roller blind. Fitted vinyl floor covering. Base and wall mounted units. Tiled splashback around laminate worktops. Electric Induction hob and oven with illuminating cooker hood. Fridge freezer. Stainless steel sink. Cornice.

BEDROOM 1:**15ft 10ins x 12ft.**

A very spacious room with large east facing window. Curtains. Fitted carpet. Telephone point. Radiator. Ceiling light with shade. Double fitted mirrored wardrobes. Cornice.

BEDROOM 2:**12ft x 10ft 8ins.**

Another spacious and comfortable bedroom, with north facing window allows light in the mornings and low light condition in the evenings. Radiator, ceiling light, Cornice.

BATHROOM:**11ft 8ins x 6ft 10ins.**

Fully tiled with three-piece suite incorporating W.C., wash-hand basin and jacuzzi walk-in bath. Electric shower over bath with shower curtain on rail. Wall mounted mirror. Ceiling light. Vanity unit under wash-hand basin. Shaver point. Cornice. Electric wall heater.

OUTSIDE:

Communal well-maintained gardens with parking.

GENERAL:

Maintenance fees of approximately £42 per week (paid annually or 6 monthly) include the cleaning of communal areas, window cleaner, maintenance, gardening and building insurance.

INCLUDED IN PRICE:

Floorcoverings, light fittings, blinds, cooker, fridge freezer.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.







6 STRATHMORE COURT, KIRKTON PLACE, FORFAR, DD8 2DX FLOOR PLAN



Floorplans Indicative only - not to scale



Our Branches

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Home Report Access:

Please visit our own website at www.legaleageles.tv then select this property then touch the orange "Home Report" button and the Home Report will display within 5 seconds, if there is a video schedule for this property there will be a further orange button to the right of the Home Report button, no button means no video schedule.

Council Tax Band:

B (Angus Council 1st August 2018)

EPC Band:

C

Directions:

From the centre of Forfar, travel east along east High Street and turn right at the traffic lights down South Street and across the mini roundabout for approximately 200yds, turn right in to Kirkton Place and proceed for a further 100yds, the complex is situated on the left hand side, there is ample parking in which to park your car, you should ring the door entry system for flat 6 and the sellers or one of our staff will meet you at the front door and show you the property.

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).



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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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