

# THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



## 14 MUIR STREET, FORFAR DD8 3JY



Charming, stone built, mid-terraced cottage situated on the north side of Forfar. Peacefully situated within a popular residential area, yet within a few minutes walk of the town centre with easy access to all local amenities.

Internally, the accommodation is in need of upgrading, yet offers excellent potential with spacious living room, two bedrooms, kitchen and utility area and gas central heating. There is an established garden to the rear, with a further garden area across the road to the front of the cottage which needs work, but offers great possibilities.

### Directions

From Forfar town centre go north onto the Aberdeen road - Muir Street runs off to the right.  
Home Report available.

### REVISED PRICE

## OFFERS OVER £97,500

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MRS JANETTE SWILSON, LL.B., N.P.  
Solicitor of the Church

**LAW DEPARTMENT**  
121 George Street  
Edinburgh EH2 4YN  
Tel: 0131 240 2263 Fax: 0131 240 2246  
Dx ED 144 LP-121, Edinburgh 2

MISS MARY E MACLEOD LL.B., N.P.  
Depute Solicitor

## ACCOMMODATION

### Entrance Hallway

With cupboard containing gas and electric meters, storage cupboard, access to loft, radiator.

### Lounge (4.9m x 2.9m)

Fireplace with connection for gas fire. 2 radiators.

### Kitchen (2m x 3.5m)

Fitted with base and high level cupboards, ample worktop surface, breakfast bar and connection for gas or electric cooker.

### Bedroom 1 (5.1m x 2.6m)

Radiator.

### Bedroom 2 (2.5m x 3.3m)

Built in wardrobes and radiator.

### Bathroom (2.3m x 1.7m)

With white suite and radiator.

### Utility Area

Potterton Central Heating boiler. Original Belfast style sink. Plumbed for washing machine.

## FITTINGS AND FIXTURES

All carpets and floor coverings are included in the sale along with some curtains.

## GROUNDS

There is a garden area to the rear of the cottage, and a further garden plot across the road to the front. The property benefits from a single garage.

## DATE OF ENTRY

Negotiable.

## VIEWING

Viewing is by appointment. Please telephone the Church of Scotland Law Department on 0131 240 2263.

## OFFERS

Offers over £97,500 are invited and should be submitted in writing to:-

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**Church of Scotland Law Department**  
**121 George Street**  
**Edinburgh**  
**EH2 4YN**  
**Telephone 0131-240 2263**  
**Fax 0131-240 2246**  
**E-mail: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk)**

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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department (Email address: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk))

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

### Sellers:

Housing and Loan Fund Scottish Charity No SC011353

*Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.*

**This and our other properties for sale can be viewed at [www.cofsproperties.org.uk](http://www.cofsproperties.org.uk)**