



55 East High Street

Forfar
Angus
DD8 2EP

A Developer or Commercial opportunity with ample potential

Over 2500 sq ft three storey town house with and attractive derelict cottage attached



Scan Here!



4 BED



1 BATH + WC



LARGE GARDEN

ENERGY

E

EPC RATING

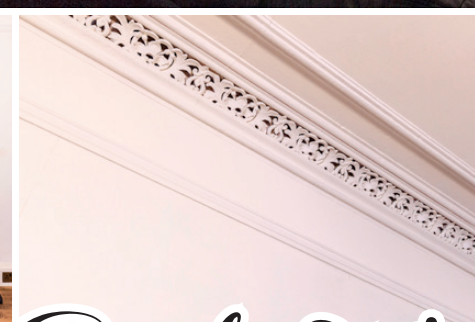


Angus

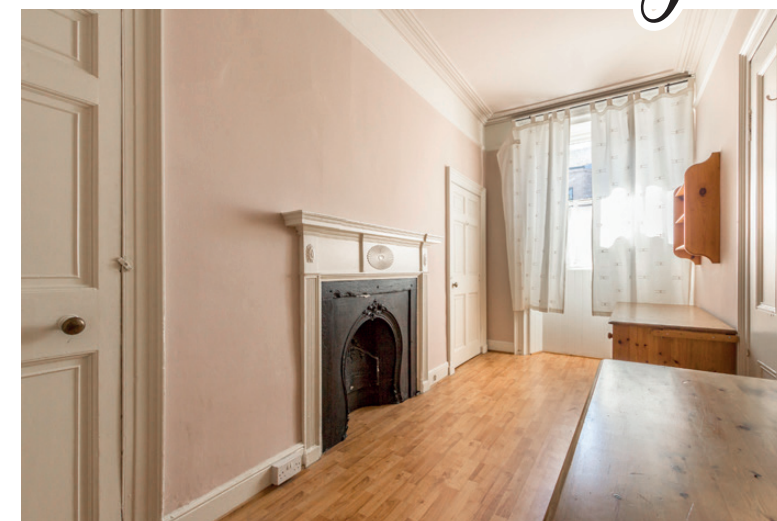


Forfar

Situated on the high street in Forfar, with its shops and local amenities. Whilst still being within commuting distance of the cities of Perth & Dundee. The property is therefore close enough for a variety of workplaces. The area is renowned for its country walks and the tranquil & calm sounds of the countryside at this property just have to be heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.



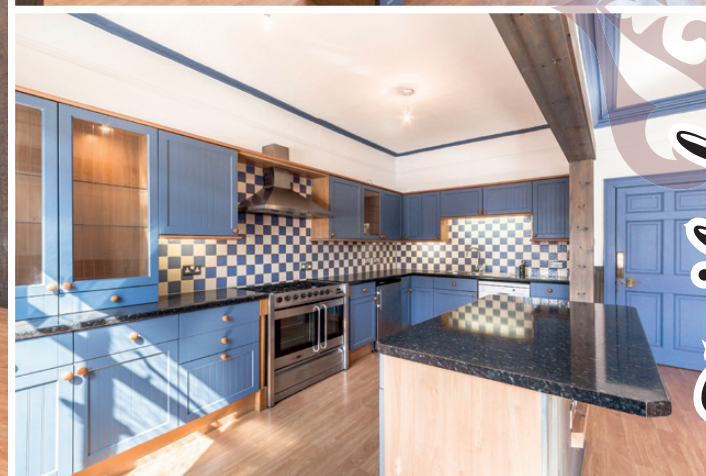
55 East High Street



Part Exchange available! We're delighted to offer onto the open market this ideal investment or commercial opportunity. The three storey townhouse sits on Forfar high street enjoying the hustle and bustle one would expect from a thriving town centre. The property offers a range of uses and opportunity. The property was once a doctors surgery, although no commercial use has been granted as such. Also included within the sale is a 300 year old (approximate) derelict cottage attached to the rear which could serve many uses. One would expect it not to be an issue as this is one of the only residential properties left in the street. The versatile accommodation includes a reception or family room, office or further reception room, inner hallway, cloakroom and utility room on the ground floor. There is a basement downstairs with two further large rooms to utilise. From the back of this property you can access the derelict cottage and rear garden. The first floor enjoys a large modern kitchen/family room with views to the front. To the rear is a large living room with views over the rear garden and towards the Grampian foothills. Completing this level is a WC and further storage cupboards. Climbing the stairs to the top floor is four large double bedrooms and modern family bathroom.

The two storey cottage to the rear was once an old Masonic Hall and even still has the Masonic Bell still in place. The property is a two up two down cottage in need of complete renovation. A number of uses can be considered subject to the relevant planning and business change of use including a bed and breakfast, commercial use as a doctors/dentist or even splitting the property into 4 - 6 flats utilising the cottage and basement.

The rear garden is of ample size considering its location in the town centre and has outbuildings. The garden is lawned with hedging to enclose it.

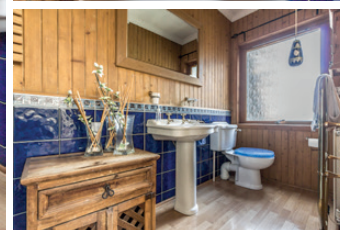


Kitchen/Diner

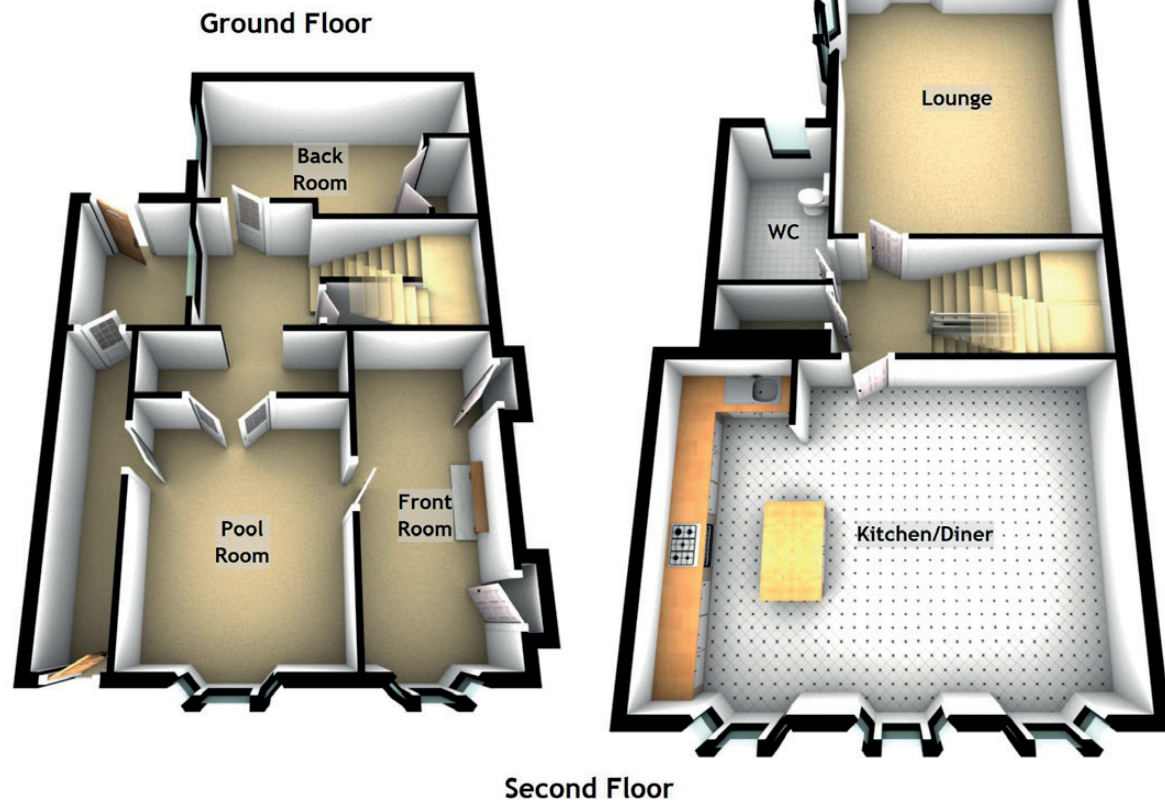




Bedrooms & Bathrooms



Specifications

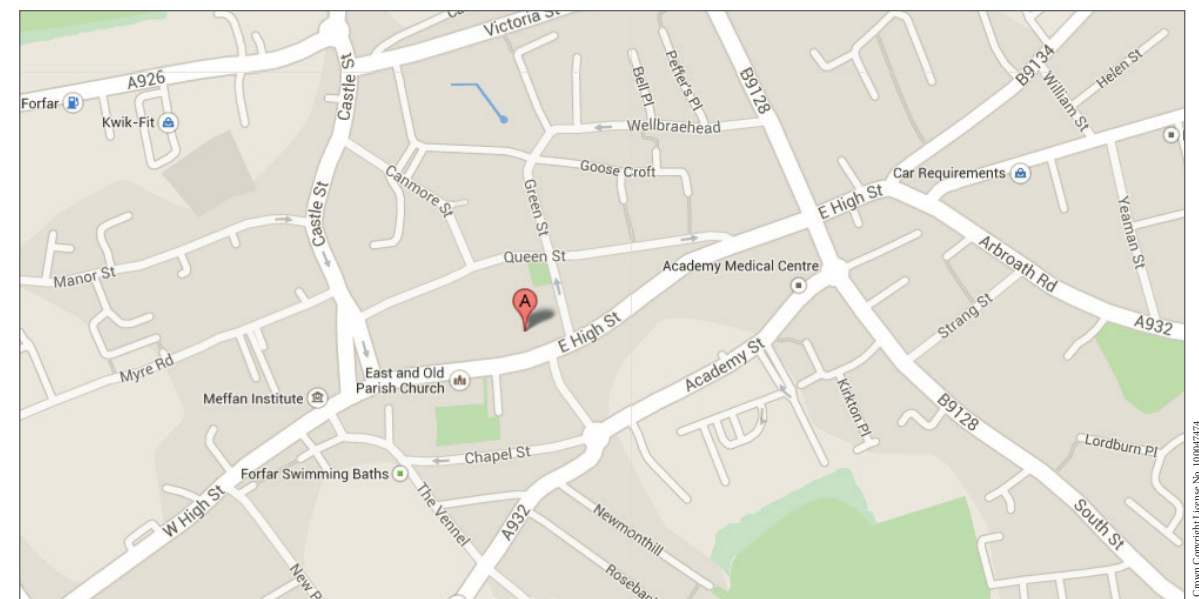


Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.30m (14'1")
Kitchen/Diner	6.80m (22'4") x 4.90m (16'1")
Pool Room	3.80m (12'6") x 3.20m (10'6")
Front Room	4.90m (16'1") x 2.10m (6'11")
Back Room	4.60m (15'1") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	4.20m (13'9") x 2.80m (9'2")
Bedroom 4	4.20m (13'9") x 2.90m (9'6")
Shower Room	3.50m (11'6") x 1.31m (4'4")
WC	2.70m (8'10") x 1.70m (5'7")

Extras
(Included in the sale)

Floor coverings.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EMMA PATRIZIO
Designer