

Offers Over £385,000













- Detached Villa
- Games Room
- 2 Bathrooms
- Desirable Location
- Kitchen Diner, Utility
- Gas CH, Dbl Glaz
- Living Room
- 5 Double Bedrooms, 2 Ensuite
- Gardens
- Dining Room
- Driveway, Double Garage

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This is an outstanding opportunity to purchase this individually designed detached villa which is located in one of Forfar's most desirable areas. The Angus town of Forfar offers a range of major amenities including supermarkets, local shopping and recreational amenities. There are good transport links to the surrounding areas while the nearby A90 dual carriageway connects to the cities of Dundee and Aberdeen where a range of further major amenities can be found.

Schooling at primary and secondary level can be found within the town of Forfar.

The property benefits from double glazing and gas central heating while the substantial accommodation comprises: entrance vestibule with fitted storage cupboard and access to the main hallway which has three further storage cupboards and access to a WC. The hallway gives access to the living room which is split level and enjoys a

woodburning stove as well as patio doors leading out to a balcony. The main aspect from the living room enjoys an outlook over the surrounding countryside in the distance. A connecting door from the living room leads through to the dining room which has dual aspect windows and a door leading through to the spacious kitchen diner. The kitchen diner is also accessed from the main hallway and has a range of fitted units with integral appliances and space for table and chairs. A

door from the kitchen leads through to the utility room which has a fitted work surface and integral sink as well as a door leading out to the rear garden ground. A large games room is located at the end of the hallway and accessed via double doors. The room is currently used as a snooker room with windows to the front and patio doors to the rear. A double bedroom is accessed on the lower level with a fitted wardrobe and ensuite shower room, and there is a further storage







cupboard. A spacious bathroom is located on the lower floor with toilet, wash-hand basin, corner bath and separate shower unit. Stairs from the hallway lead to the upper level which gives access to four further double bedrooms each having fitted storage space. The main bedroom on the upper level also enjoys an ensuite shower room. The upper landing has fitted storage space while a further bathroom completes the accommodation with toilet, wash-hand basin and bath whilst being lit by a Velux window.

A monoblock driveway lies to the front of the property and

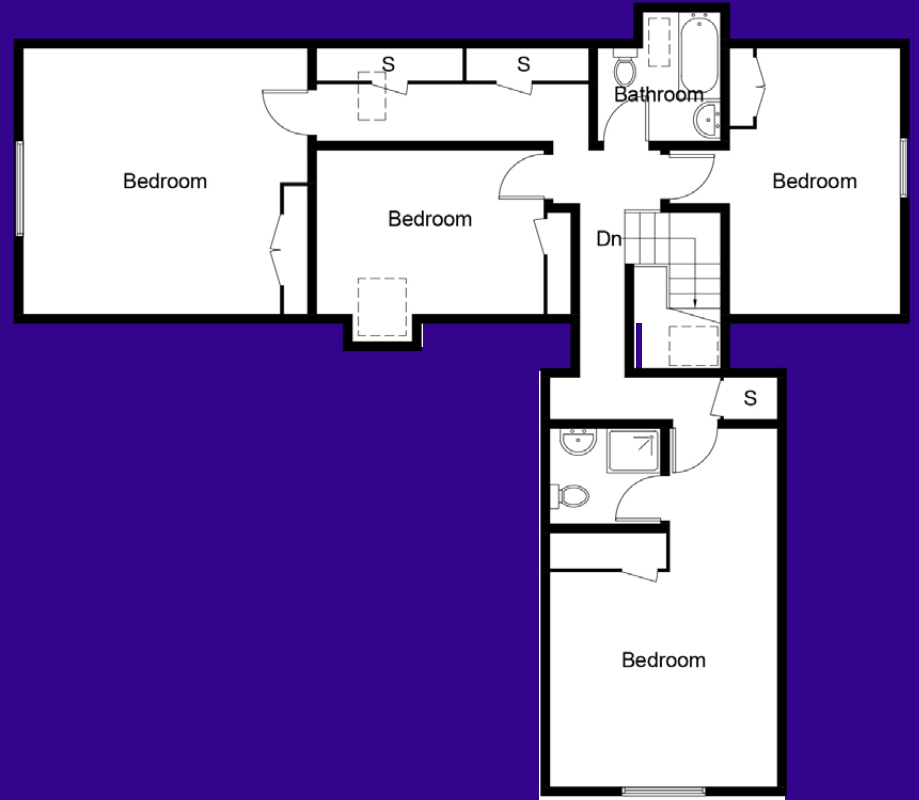
provides off-street parking for a number of vehicles whilst leading to the integral double garage which benefits from power and light as well as two electronically controlled doors. Some garden ground lies to the front of the property with well established plants and shrubbery. The main garden ground lies to the rear and is tiered with various levels which includes mature plants, trees and shrubbery.

For any enquiries or to arrange a viewing please contact us on 01307 461234.





Ground Floor

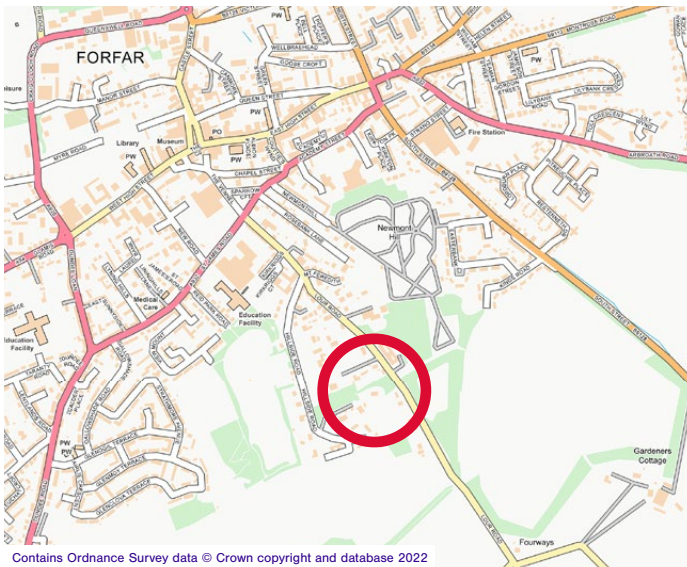


First Floor



## Accommodation (measurements are approx)

Living Room	6.37m x 4.14m	(20'11" x 13'7")
Dining Room	3.44m x 2.96m	(11'3" x 9'9")
Games Room	8.86m x 5.54m	(29'1" x 18'2")
Kitchen Diner	5.76m x 3.00m	(18'11" x 9'10")
Utility Room	3.39m x 1.66m	(11'1" x 5'5")
Bedroom 1	3.97m x 3.48m	(13'0" x 11'5")
Ensuite 1	3.46m x 1.31m	(11'4" x 4'4")
Bedroom 2	3.98m x 3.97m	(13'1" x 13'0")
Ensuite 2	2.01m x 2.00m	(6'7" x 6'7")
Bedroom 3	4.97m x 3.45m	(16'4" x 11'4") at widest points
Bedroom 4	4.98m x 4.53m	(16'4" x 14'10") at widest points
Bedroom 5	4.17m x 2.98m	(13'8" x 9'9")
Bathroom 1	3.87m x 2.63m	(12'8" x 8'8")
Bathroom 2	2.96m x 2.47m	(9'9" x 8'1")



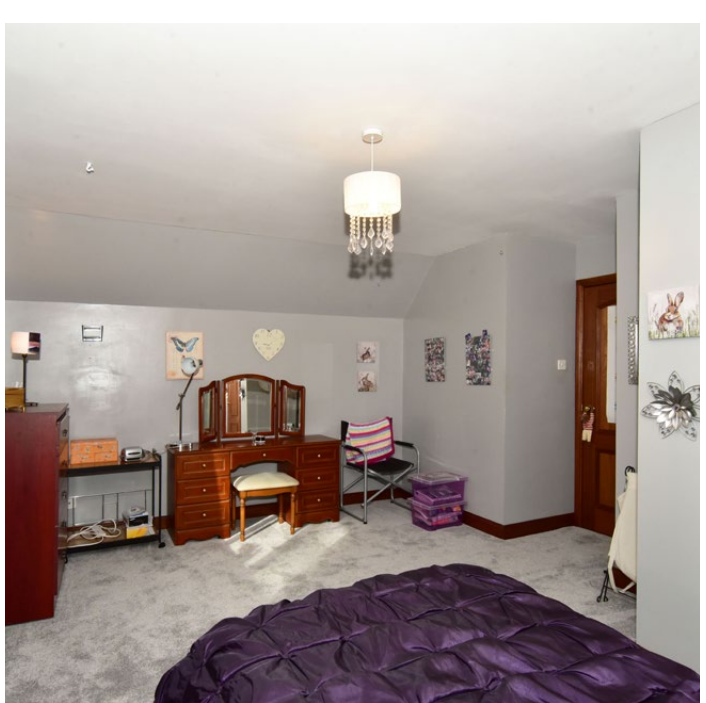
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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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