

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**1 Potters Park Crescent, Forfar DD8 1HH**

- **Detached Chalet Villa**
- **Entrance Porch & Hallway**
- **Lounge**
- **Kitchen & Open Plan Family/Dining Room**
- **Cloaks/WC**
- **5 Bedrooms**
- **En Suite Bathroom**
- **Shower Room**
- **Large Corner Plot**
- **Dual Driveway & Double Garage**
- **Large Mature Gardens with Pergola. EPC D**

**Offers over £299,950 ( Home Report Value 310K)**

This substantial, detached chalet villa is situated on a large corner plot within a sought after residential location convenient for all local amenities including shops, primary school, town centre and public transport. Forfar offers a broad cross section of social leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The subjects benefit from central heating, double glazing, large kitchen with family/dining room, downstairs WC, ensuite bathroom and shower room on the upper floor. All the bedrooms are double and have fitted wardrobes.

Externally the property occupies a large corner plot with dual driveway and ample parking for multiple vehicles leading to the double garage.

Garden grounds to front and side with well stocked trees and shrubs. The rear garden enjoys a degree of seclusion and privacy laid patios with covered pergola with grapevine.

This is a rare opportunity to obtain this house style with an impressive level of accommodation and viewing is essential to fully appreciate.

- Entrance Porch:** Approx. 5.3m x 1.43m Patio doors to front. Double glazed exterior door. Quarry tiled floor.
- Entrance Hallway:** Spacious reception hallway with staircase to upper floor accommodation, cupboard housing fuse box and electricity meter. Understairs storage cupboard.
- Cloak/WC:** Approx. 1.1m x 1.4m two piece white suite WC, wash hand basic and external fan.
- Lounge:** Approx. 5.25m x 4.24m. An excellent sized public room with double glazed window to front and side. Focal point of room is attractive wooden fire surround with tiled inset and hearth and living flame gas fire. Solid wood flooring. Picture rail.







**Kitchen/Dining/  
Family Room:**

Approx. 7.4m x 4.36m Two clearly defined areas. The family/dining room accommodates a large table and chairs and sofa and has breakfast bar divider to the kitchen. Double glazed window to side. Kitchen fitted with solid wood floor, wall and drawer units with Belfast sink, range style cooker, canopy extractor hood. Double glazed window to side. Plumbed for automatic washing machine. Cupboard housing central heating boiler. Integral fridge and freezer and dishwasher. Double glazed French doors enjoying outlook over the rear garden.







**Bedroom 1:**

Approx 4.44m x 3.7m Spacious double bedroom with double glazed window enjoying outlook over rear garden.



**En suite Bathroom:**

Approx. 2.5m x 2m Four piece white suite comprising WC, wash hand basin, bath and separate shower cubicle, part tiled, extractor fan and heated towel rail and external fan. Double glazed frosted window to rear.

**Bedroom 2:**

Approx. 3.22m x 3.5m double bedroom with double glazed window to side and double glazed window to front porch. Double fitted wardrobe with overhead storage.

**Bedroom 3:**

Approx. 3.3m x 3.2m Double bedroom with double glazed window to side double fitted wardrobes with overhead storage.





Upper Floor Accommodation



**Upper Floor Landing:**

Balustrade to either side two double glazed Velux windows and hatch to loft storage space. Large walk-in cupboard/box room with light.

**Bedroom 4:**

Approx 3.7m x 4.25m Spacious double bedroom with double glazed window to front roof top views over town the Angus Glens and the Grampian foothills.

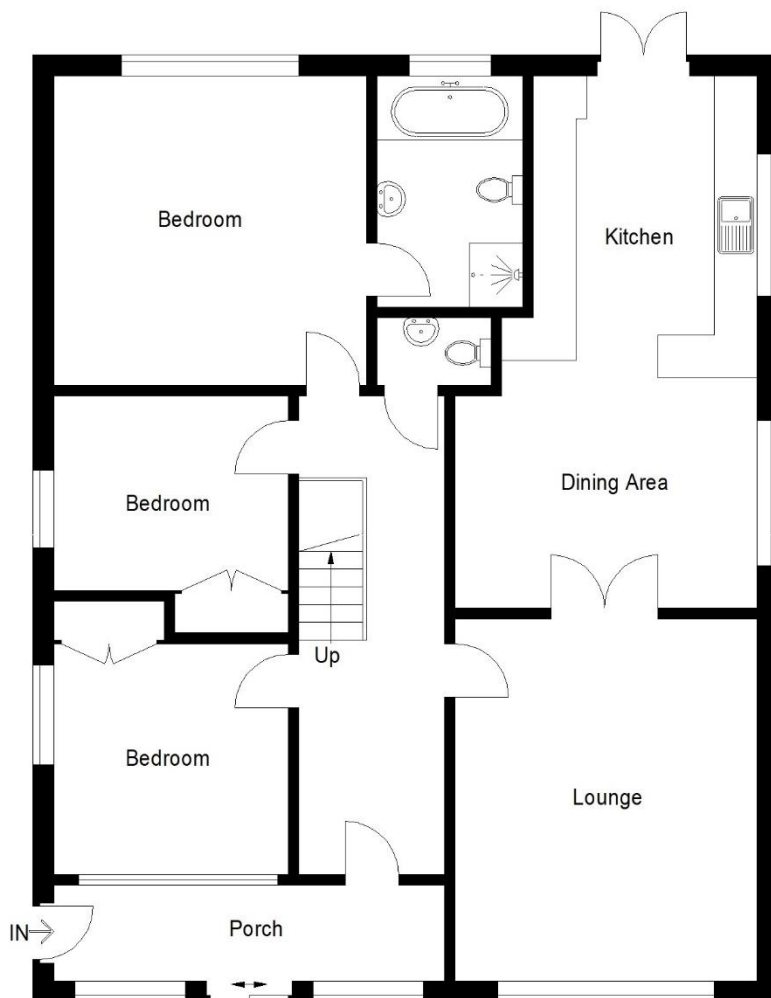
**Bedroom 5:**

Approx. 3.74m x 4.27m Another excellent sized double bedroom with double glazed window to rear and roof top views over the town and towards Balmashanner. Two double fitted wardrobes.

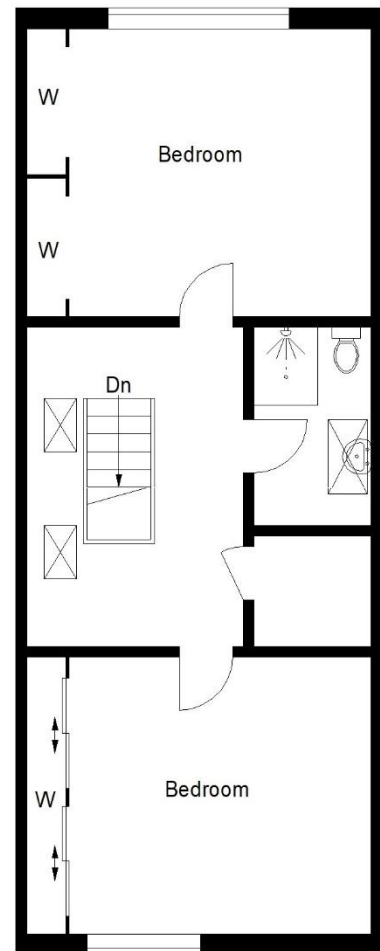


### Shower Room:

Approx. 1.76m x 2.8m Three piece white suite comprising WC wash hand basin and shower cubicle, heated towel rail and double glazed Velux roof window.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:964447 / Ref:84737)



**Outside:**

Property occupies a Generous sized corner plot with front garden laid to lawn with shrub and herbaceous borders including pieris and heathers. Driveway to side, access from both Potters Park and Potters Park Crescent with ample parking for multiple vehicles. The rear garden enjoys a degree of seclusion and privacy and is screened by mature hedging and laid out to lawn with patio areas with covered pergola with grapevine. Space for multiple vehicles leading to the double garage with power and light. Two sheds, one with power.







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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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