

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**Westerly, Milton Lane Finavon. DD8 3RH**

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining & Utility Room**
- **Sun Room/Dining Room**
- **Conservatory**
- **4 Bedrooms**
- **Family Bathroom**
- **2 En Suite**
- **Double Glazing & LPG Central Heating, EPC E**
- **Double Garage, Driveway & Gardens**

**Offers around £120,000**

This spacious modern detached bungalow is situated in the popular village of Finavon and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south. Forfar is seven miles south and provides a full range of social, leisure and consumer facilities including secondary schooling, and major supermarkets. Nearby amenities include Tannadice primary school and the Finavon Hotel. The Angus Glens are a short drive away, and lead to some of the most picturesque scenery in the north-east of Scotland.

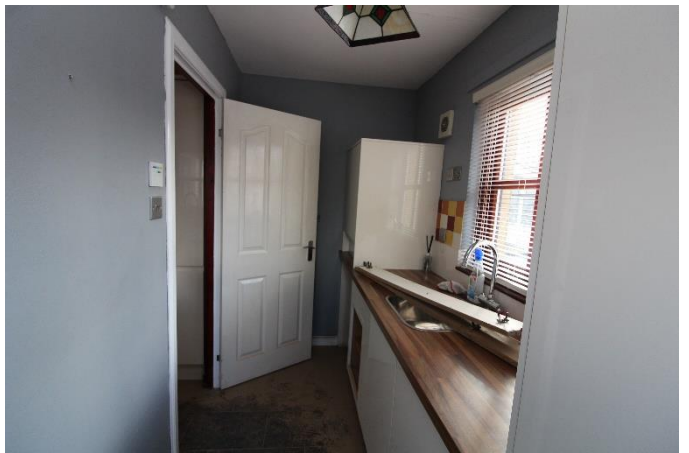
The property offers spacious well proportioned accommodation all at ground floor level and is in good decorative order. Features include LPG fired central heating, double glazing, a large dining size kitchen, separate utility room, modern four piece bathroom, three/four double bedrooms and two en suite. In addition, there is a large conservatory to the rear which is accessed from bedroom four and overlooks the rear garden and decking.

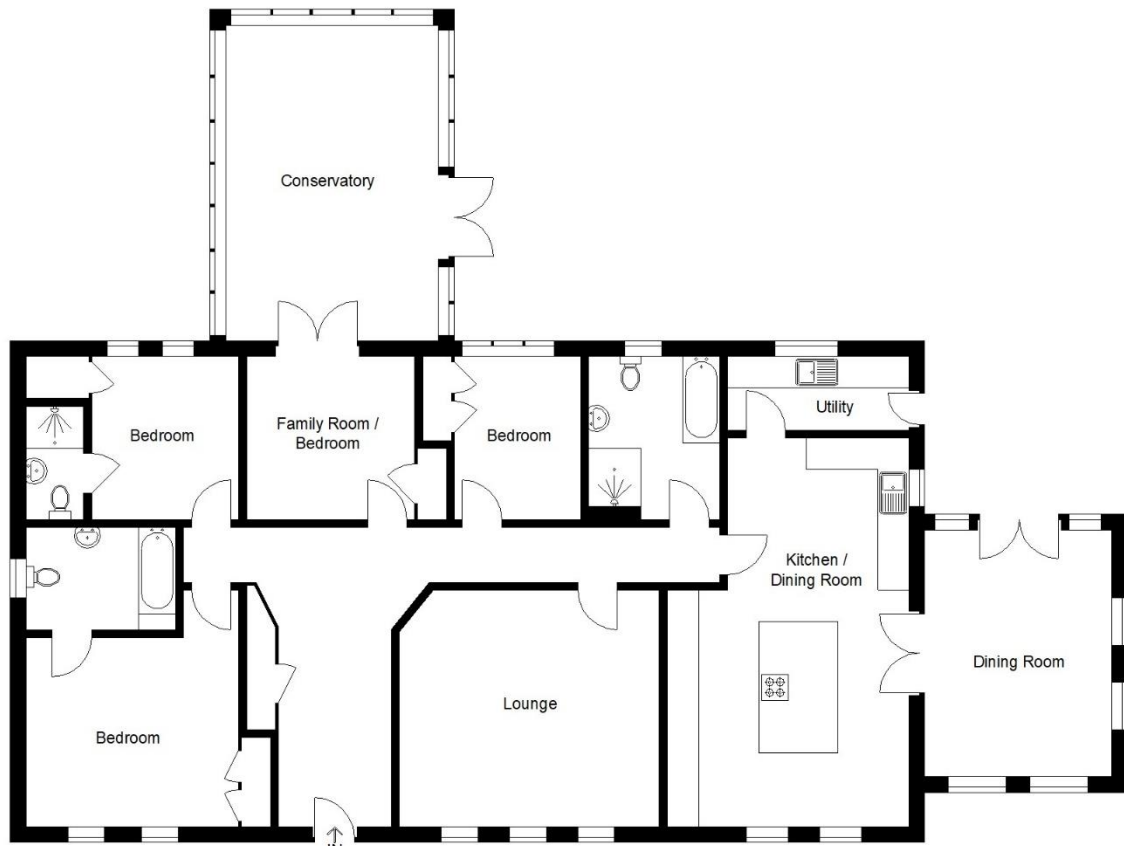
There is gravel chip driveway with ample parking for multiple vehicles and leading to the detached double garage. The garden grounds to front are laid to lawn, and the rear gardens have extensive decking, raised planting borders and lawn.

Due to a recent flood the seller has reduced the price significantly below home report value. The property is being sold in its present condition and no warranties are given.

Potential purchasers should satisfy themselves regards buildings insurance and finance. We also advise interested parties should read the home report in full before requesting a viewing appointment.

<b>Entrance Hallway:</b>	Double glazed exterior door. Cloak cupboard with light.
<b>Lounge:</b>	Approx. 17'3 x 14'2. Spacious public room. Double glazed windows to front.
<b>Kitchen/Dining:</b>	Approx. 24'1 x 13'6. Excellent size open plan kitchen and dining. Kitchen is fitted with an extensive range of modern floor, wall, and drawer units. Island workstation and breakfast bar. Neff hob, double oven, dishwasher, larder style fridge freezer, one and half sink and drainer. Tiled to splash back. Double glazed windows to front and side.
<b>Utility Room:</b>	Approx. 5'3 x 11'9. Fitted with modern floor wall and drawer units. Double glazed window to rear. Stainless steel sink with mixer tap. Cupboard housing gas central heating boiler. External extractor fan. Plumbed for washing machine. Double glazed exterior door.
<b>Sun Lounge/Dining Room:</b>	Approx. 15'5 x 11'7. Another excellent size public room. Double glazed windows to front side and rear. French doors leading to the rear patio.
<b>Bedroom 1:</b>	Approx. 14'6 x 13'4. Spacious double bedroom. Double glazed windows to front. Double mirror fronted wardrobe.
<b>En Suite Bathroom:</b>	Approx. 6'4 x 9'5. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with folding shower screen. Part tiled. Double glazed frosted window to side. Extractor fan.
<b>Bedroom 2:</b>	Approx. 11'6 x 10'3. Double bedroom. Double glazed window to rear. Fitted wardrobe.
<b>En Suite Shower Room:</b>	Approx. 3'5 x 7'6. Three piece modern white suite comprising WC, wash hand basin and shower cubicle.
<b>Bedroom 3:</b>	Approx. 11'6 x 8'9. Double bedroom. Double glazed window looking to rear. Double mirror fronted wardrobes.
<b>Bathroom:</b>	Approx. 11'6 x 7'9.
<b>Conservatory:</b>	Approx. 19'7 x 14'9. Large quality conservatory. Double glazed windows to all sides. French doors leading to the patio enjoying outlook over the rear garden.
<b>Bedroom 4/ Family Room:</b>	Approx. 9'6 x 11'7. Wall mounted fold down bed. Double mirror fronted wardrobes. Access to conservatory.





Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:956554 / Ref:84465 )



**Outside:**

Gravel chip driveway provides ample off street parking for multiple vehicles and leads to the detached double garage with separate up and over doors, power, light and side courtesy door. The front garden is laid to lawn, and the rear garden is laid to lawn with gravel chips, shed and large composite decking area with built in storage seating and raised planting borders.

*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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