

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 4 Bunkerhill Crescent, Kingsmuir, Forfar DD8 2RD

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Dining Room/ Sitting Room**
- **Kitchen Dining Room**
- **Sun Lounge**
- **Laundry Room & Cloaks/WC**
- **Bathroom**
- **Shower Room**
- **3 Double Bedrooms**
- **Driveway, Garage & Mature Gardens, EPC D**

**Offers around £259,950**

This deceptively spacious detached bungalow sits at the end of a small cul de sac in the sought after village of Kingsmuir, which is located on the outskirts of Forfar. Nearby Forfar provides a full range 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 property offers spacious accommodation at ground floor level, with additional attic room which can be utilised to suit the individual purchasers' requirements. The subjects benefit from quality UPVC double glazing, oil fired central heating, dining size kitchen, sunlounge, dining room/sitting room, separate laundry room, bathroom, Cloaks/WC, and modern shower room.

The Monoblock drive has ample space for a number of vehicles, leading to the single garage, and the front garden is laid to lawn with a range of shrubs and trees and centre raised planting border. The rear garden is fully enclosed with many feature areas including circular patios, rockery borders, a range of mature shrubs, trees and climbing plants with drying area and shed.

**Entrance Vestibule:** Glazed exterior door. Cupboard. Split pane glazed door to hallway.

**Hallway:** Solid wood staircase to upper floor. Useful linen cupboard with storage above.

**Lounge:** Approx. 6m x 4.32m. An excellent size public room having double glazed bay window looking to front of property. Working fireplace with tiled surround and wooden mantle. Low level storage cupboards.





**Dining/ Sitting Room:**

Approx. 4.26m x 3.6m. Another good size public room. Double glazed window to rear.



**Kitchen/ Dining:**

Approx. 4.25m x 2.83m. Fitted with a arrange of floor, wall, and drawer units with tiling to splash back. Integral Bosh oven, hob, and extractor hood. Slimline dishwasher. Integral fridge. Space for table and chairs. Double glazed window to rear. Access to sun lounge.



**Sun Lounge:**

Approx. 4.68m x 2.2m. Has double glazed windows to front, side and rear. Double glazed UPVC door leading to the rear garden and patio areas.



**Laundry Room:**

Approx. 2.4m x 2.5m. Base and high level storage units. Stainless steel sink. Plumbed for washing machine. Double glazed window and UPVC exterior door to rear. Useful under stair storage cupboard.



**WC:**

Approx. 1.62m x 1m. WC. Double glazed frosted window to rear.

**Bathroom:**

Approx. 2.5m x 1.92m. Three piece suite comprising bath, wash hand basin with storage below. Shower enclosure. Part tiled. Heated towel rail. Double glazed frosted window to rear.





**Shower Room:**

Approx. 2.5m x 1.3m. Three piece suite comprising WC, wash hand basin and shower enclosure with wet wall. Heated towel rail. Part tiled. Extractor fan



**Bedroom 1:**

Approx. 3.75m x 3.77m at widest. Well proportioned double bedroom. Double glazed window to front. Range of fitted wardrobes with mirror inset panels, and storage above.



**Bedroom 2:**

Approx. 3.77m x 3.36m. Another spacious double bedroom. Double glazed window to front.



**Bedroom 3:**

Approx. 2.95m x 3.36m. Another spacious double bedroom. Double glazed window enjoying outlook over the rear garden.



**Attic Room:**

Approx. 9m x 3.65m. Has fitted cupboards. Access into further loft storage. Eaves access. Two double glazed Velux windows to rear with rooftop views towards surrounding countryside. Further double glazed window to front.



**Outside:**

The front garden is laid out to lawn with Monoblock drive and pathways. Range of shrubs and trees. Centre raised planting border. Ample space for a number of vehicles. Single garage. The rear garden is fully enclosed with many feature areas including circular patios, rockery borders, a range of mature shrubs, trees and climbing plants. Drying area and shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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