Property for Sale

Estate agency division of Jack Brown & Company Solicitors





Nursery Cottage, Muir of Lownie, Forfar DD8 2LJ

- Detached Bungalow in Semi Rural Location
- Hallway
- Lounge
- Kitchen & Utility Room
- Shower Room
- 3 Bedrooms
- Oil Central Heating & Double Glazing, EPC D
- Driveway Parking
- Mature Gardens
- Open Views

Fixed Price £199,950 (Home Report Value 210K)

This charming, detached bungalow is situated in a semi-rural location, only a short distance from Forfar where a full range of social, leisure and consumer facilities can be found, including independent retailers, cafes, bars, primary and secondary schooling, and major supermarkets. Most major Angus towns are within comfortable driving distance.

The property offers spacious and well proportioned accommodation at ground floor level, and benefits from oil fired central heating, wood burning stove in lounge, modern fitted kitchen and shower room, and new internal doors.

There is gravel chip driveway to front and large south facing garden with a range of mature shrubs and trees with views over the surrounding countryside.

This is an excellent opportunity to obtain a home of this style and location, and viewing is highly recommended to fully appreciate.

Entrance Vestibule: Double glazed exterior door.

Hallway: Glazed roof hatch to attic.

Lounge: Approx.4.5m x 4.1m. Bright and spacious public room. Double glazed windows to front and

side enjoying views over the south facing garden and countryside beyond. Woodburning stove

on plinth. Recess display alcove.







Kitchen:

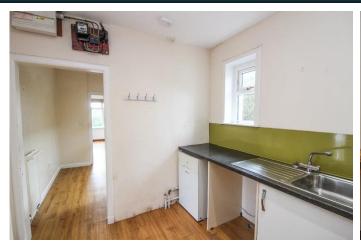
Approx.2.86m x 2.65m. Modern fitted kitchen with a range of floor, wall, and drawer units. Integral electric oven, hob, and extractor hood with glazed splash back. Wet wall splash back. Integral dishwasher. One and half sink and drainer with mixer tap. Double glazed window to side.













Utility Room: Approx. 2.8m x 2.87m. Plumbed for washing machine. Base level storage unit. Clothes pulley.

Worcester central heating boiler. Double glazed window to side. Stainless steel sink and

drainer. Useful shelved broom cupboard.

Bedroom 1: Approx. 4.55m x 3.23m. Spacious double bedroom. Double glazed south facing window to

front. Recess cupboard.





Bedroom 2: Approx. Approx 3m x 3.7m. Double bedroom. Double glazed window to side. Recess cupboard.





Bedroom 3: Approx. 2.78m x 3.15m. Another well proportioned room. Double glazed window to front.





Shower Room:

Approx. 2.77m \times 1.6m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Tiling above wash hand basin. Double glazed frosted window. Chrome heated towel rail.





GROUND FLOOR



Outside:

The front of property has a gravel chip driveway, providing ample parking. The south facing gardens are laid to lawn with gravel chip terrace. Central feature. Mature shrubs and trees including apple trees, and rhododendrons.



















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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