

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 x 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



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 quality or efficiency can be given.
Made with Floorplan 12/22

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.



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com