

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**21 Charleston Village, Charleston, Forfar, DD8 1UF**

- **Charming Extended Terraced Cottage**
- **Entrance Porch & Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen Dining**
- **Family Bathroom**
- **4 Bedrooms & En Suite Shower Room**
- **Driveway & Gardens**
- **Oil Central Heating & Double Glazing**
- **Idyllic Semi Rural Location**

**Offers over £199,950 ( Home Report Value 210K)**



This charming, deceptively spacious extended terraced cottage is situated in the sought after village of Charleston, close to the historic village of Glamis, and within a short distance of Forfar and Kirriemuir where a full range of social leisure and consumer facilities can be found including major supermarkets, Community Campus and secondary schooling. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes North and South. Nearby amenities include a primary school and local shop at Glamis. The subjects enjoy open views over the surrounding countryside.

The property comprises a single story dwelling house offering spacious and well proportioned accommodation all at ground floor level. In good decorative order, the subjects benefit from double glazing, oil fired central heating, modern dining sized kitchen, separate dining room, modern four piece bathroom, four bedrooms and en suite shower room.

Externally there is a double driveway and garden to front. The fully enclosed rear garden enjoys a degree of seclusion and privacy and has sheltered sun terrace and a garden shed.

This is an ideal opportunity to obtain spacious accommodation of this style and location and viewing is highly recommended to fully appreciate.

- Entrance Porch:** Approx. 2.6m x 1.16m. Double glazed window and double glazed exterior door. Views over surrounding countryside. Door into hallway.
- Hallway:** Hatch to loft space. Access to lounge.
- Lounge:** Approx. 4.85m x 3.7m. Spacious public room with double glazed window to front with deep window display shelf. Double split pane bevelled glass doors to dining room and door to kitchen.







**Kitchen:**

Approx. 4.85m x 3.66m. Modern fitted kitchen with range of floor, wall and drawer units. Integral electric oven, hob and extractor hood. Tiled to splashback. Plumbed for washing machine and dishwasher. Space for table and chairs. Central heating boiler. Double glazed window to front. Two double glazed windows and exterior door to rear garden.



**Dining Room:**

Approx. 5.3m x 3.15m. Another spacious public room with double glazed patio doors leading to the rear garden. Two useful storage cupboards. Double glazed velux window providing additional light.







**Bedroom 1:**

Approx. 3.45m x 3.86m. Spacious double bedroom located to the front of the property with double glazed window enjoying views over surrounding countryside.



**En Suite Shower Room:**

Approx. 2.27m x 0.97m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Sparkle effect wet wall around shower and splashback. Extractor fan.



**Bedroom 2:**

2.7m x 2.9m. Double bedroom with double glazed window to rear garden. Recess wardrobe with shelving and hanging rail.

**Bedroom 3:**

2.83m x 2.66m. Another well proportioned room with double glazed window to rear.

**Bedroom 4:**

2.77m x 3.2m. Double bedroom with double glazed window to rear.



**Bathroom:**

3.2m x 2.15m. Four piece modern white suite comprising WC, wash hand basin, bath and separate shower cubicle. Wet wall around splashback and to dado height. Chrome ladder style towel rail. Double glazed velux window.



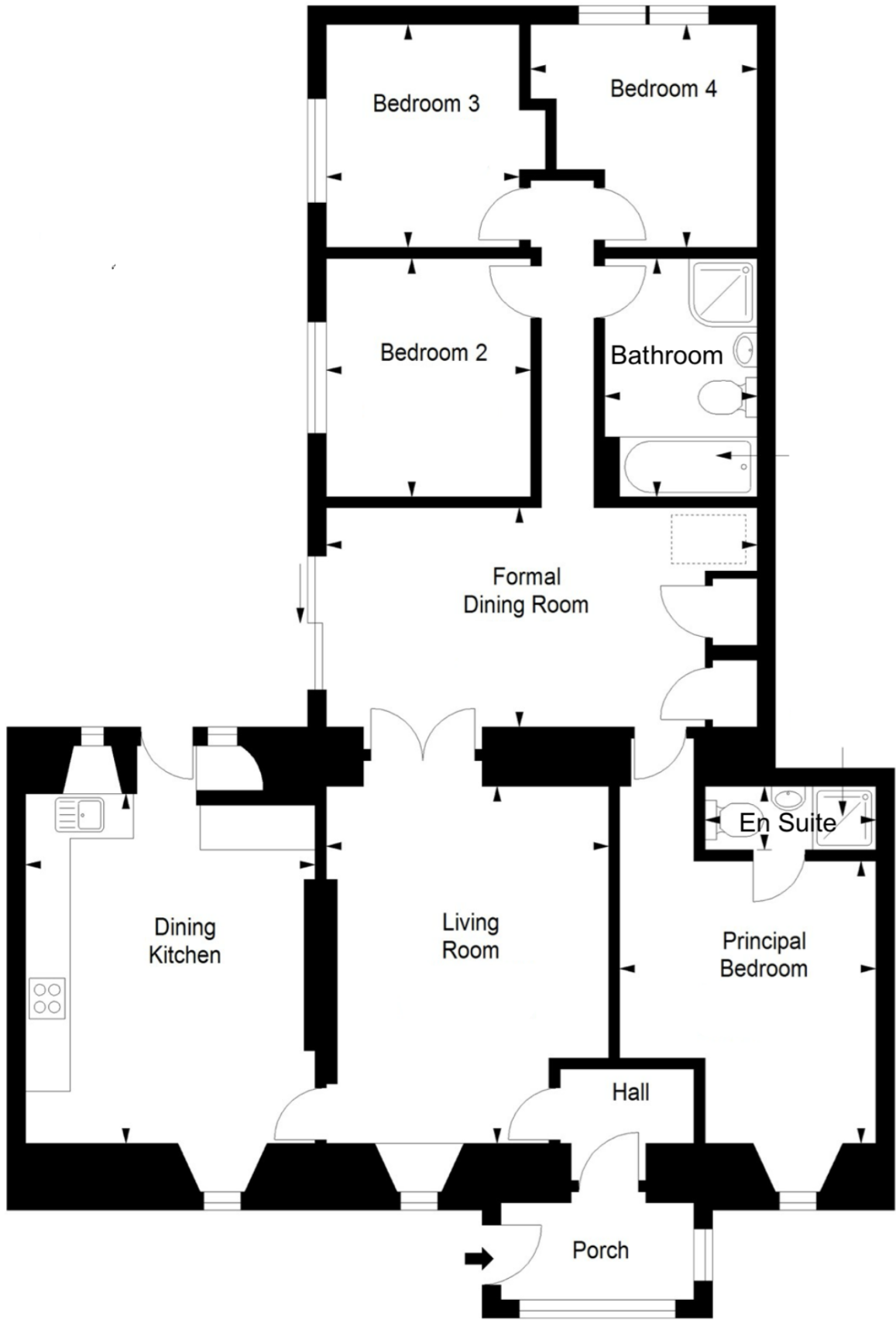


**Outside:**

Driveway parking for several vehicles. Front garden is laid to lawn and gravel chips for ease of maintenance.

Rear garden is fully enclosed with a large sun terrace and laid to lawn for ease of maintenance. Timber shed. Enjoys a degree of seclusion and privacy.









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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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