





**Thorntons**   
The right way to move

## 9 Merlin Grove, Strathmore Fields

Forfar, Angus, DD8 3FJ

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## Summary

Quietly located in the county town of Forfar, just thirty minutes' drive from Dundee, this modern detached bungalow is immaculately presented with airy, understated interiors and neatly lawned gardens. The appealing home boasts two double bedrooms with storage, a shower room, a bright and spacious living room, and a sunny breakfasting kitchen opening onto the enclosed rear garden featuring a south-facing dining terrace. A driveway and a detached garage provide multi-car private parking.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Peaceful modern development
- Detached bungalow with tasteful interiors
- Bright entrance hall with storage
- Living room with box window
- Breakfasting kitchen with garden access
- Two double bedrooms with storage
- Stylish shower room
- Easy-upkeep gardens, enclosed and south-facing to the rear
- Generous private driveway
- Detached single garage
- Gas central heating, solar panels, and double glazing



Modern detached home, ideal for professionals or young families – with a quiet setting close to amenities and the city of Dundee









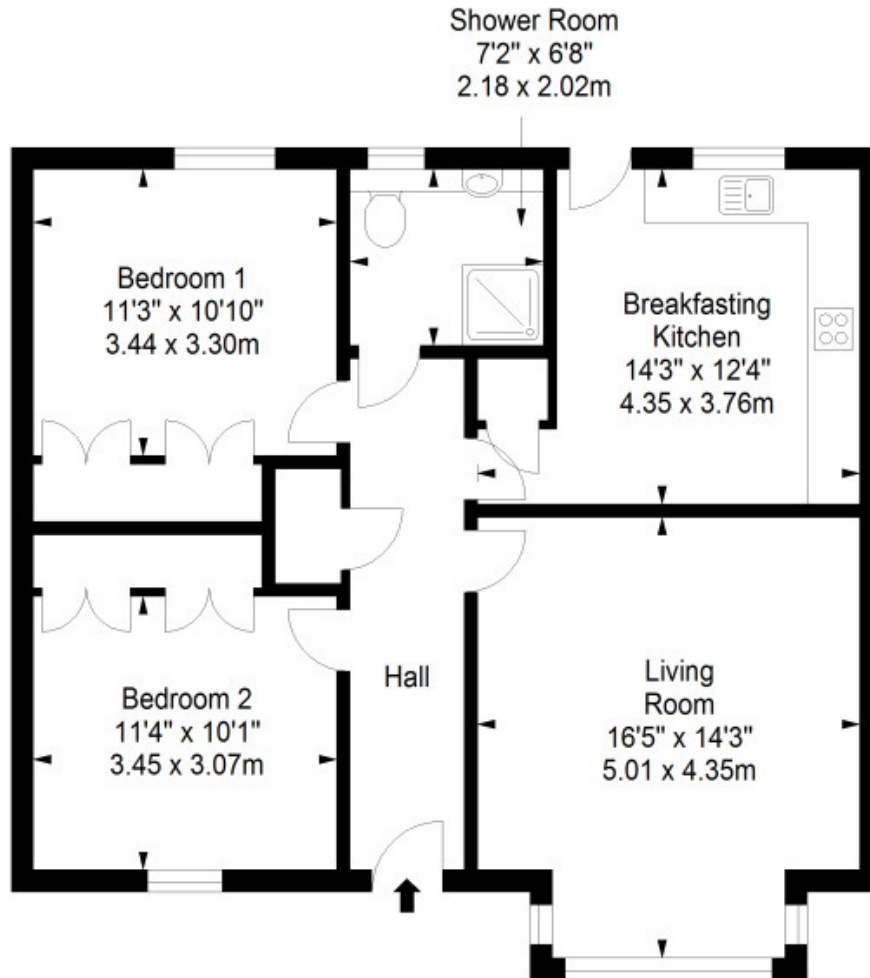
A stylishly-presented residence accompanied by a south-facing enclosed garden, a private driveway, and a detached garage



# Floorplan

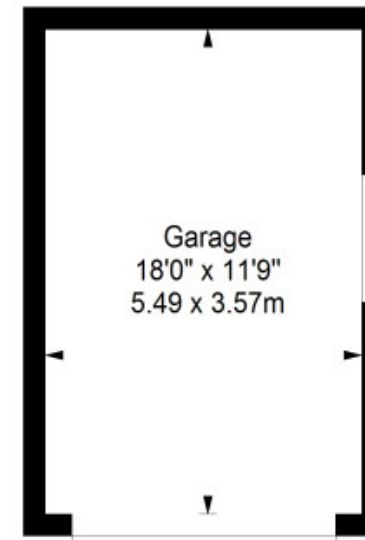
## Ground Floor

Approx. 77.6 sq. metres (835.3 sq. feet)



## Garage

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)



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