

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



Example of House Style

10 Falcon Drive, Strathmore Fields, Forfar DD8 3FU

- **Detached New Build Villa (Plot 233)**
- **Guild Homes Glenlyon Special, NHBC**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen, Family, Sun Room**
- **Utility Room**
- **Shower Room & Bathroom**
- **2 En Suite**
- **4 Bedrooms**
- **Double Garage**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Driveway & Gardens**

FIXED PRICE £440,000

This is a stunning new build detached four bedroom villa with double garage situated in Guild Homes (Tayside) Ltd.in their most recent Strathmore Fields development in Forfar. Adapted from the popular Glenlyon house style, the Glenlyon Special offers luxurious family living space, open plan family room, sun room and kitchen, separate utility room and a ground floor shower room. The upper floor has four bedrooms, family bathroom and two en suite.

Driveway parking for a number of vehicles and double garage with electric door and gardens to front and rear.

There is scope to alter the layout to suit the individual purchasers requirements.

The Royal Burgh of Forfar, formally the county town of Angus, sits in the beautiful rural plains of Strathmore Valley, but within minutes of the main A90 trunk road giving fast and easy access to the cities of Aberdeen, Dundee and Perth.

The tall slender spire of the East & Old church with its steeple clock overlooking the town centre acts as a focal point of Forfar and is visible when entering the town from any direction.

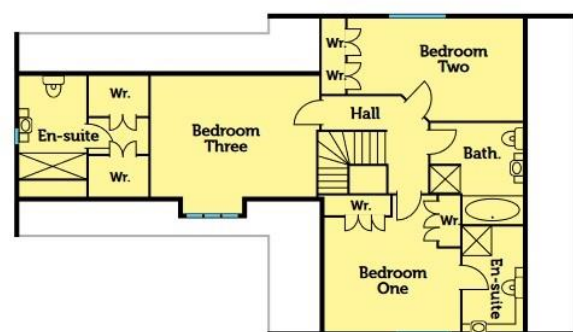
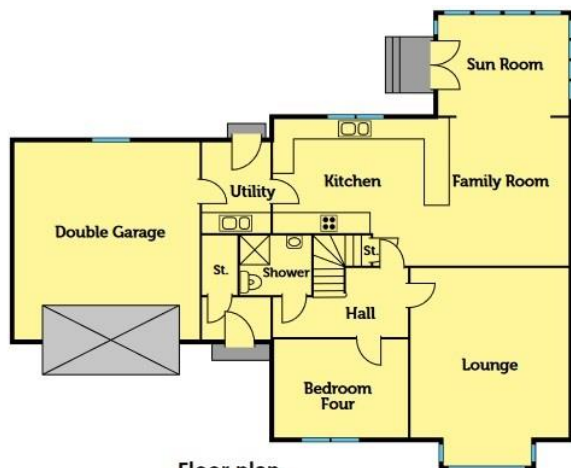
Forfar has had a longstanding royal connection, serving as a royal residence in the 12th and 13th century. The late Queen Mother, Elizabeth Bowes Lyon (1900 — 2002) spent much of her childhood at nearby Glamis Castle, her ancestral home. Forfar today, with a population of 13,500, is a thriving town with a great community spirit.

Home to a very successful textile industry throughout the years, Forfar still has strong connections in this sector with Don & Low, a well-established textile manufacturer, remaining a major employer in the town. Other businesses of note include Strathmore Water and of course our bakers who are responsible for the world famous 'Forfar Bridie'!

There are good community services, including three primary schools, a secondary school, a range of healthcare services, leisure centre and swimming pool.

A wide range of leisure facilities provide something for everyone, ranging from golf, bowling, curling or skating at the local ice rink, sailing on Forfar Loch, hill walking in the local Angus Glens or supporting the local football team Forfar Athletic. Youth and women's football are also available in the town. Children are particularly well catered for with a local indoor play area, several play parks, a skate park and a number of local youth organisations.

There is plenty of opportunity to 'shop local', with major supermarkets and a large number of independent retailers. A monthly farmers market provides direct access to fresh local produce



Floor plan	
Lounge	5060 x 4660
Kitchen	3270 x 4415
Family Room	4415 x 4220
Sunroom	3700 x 3170
Utility	2670 x 2120
Shower Room	2240 x 1800
Bedroom Four	4070 x 2860

Bedroom One	4150 x 3360
En-suite	3100 x 1885
Bedroom Two	5435 x 2989
Bedroom Three	5030 x 3733
Bed 3 Ensuite	3117 x 1817
Bathroom	2885 x 3091

Example photos.











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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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