

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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5B Lownie Road, Kingsmuir, Forfar DD8 2RT

- **Smallholding For Sale**
- **Detached Modern Villa**
- **Just under 2 acres or thereby**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen Dining, Separate Utility Room**
- **Sitting Room**
- **4 Double Bedrooms**
- **Bathroom & Shower Room**
- **Underfloor Heating & Ground Source Heat Pump**
- **Double Glazing, EPC B**
- **Double Garage & Two Driveways**

Offers over £400,000

This smallholding comprises an individually architect designed four bedroom detached villa in approximately just under two acres or thereby. Nearby Forfar offers a full range of social, leisure and consumer facilities including, primary and secondary schooling, Community Campus, independent retailers and major supermarkets. The Dundee/Aberdeen A90 dual carriageway is easily accessed and connects to major routes north and south. Most major Angus towns are within comfortable driving distance. The property enjoys stunning views over the surrounding countryside.

The property was constructed in 2014 to an individual design by a local architect and offers spacious well-proportioned accommodation over two floors. Features include solid oak internal doors, ground floor underfloor heating fuelled by ground source heat pump, wood burning stove, French doors and quality double glazing. The spacious lounge has vaulted ceiling and has numerous windows which provide excellent natural light. The open plan kitchen/dining has cooker with induction hob, integrated dishwasher and fridge and wood fired Rayburn stove. There are two spacious double bedrooms at ground floor level, utility room and shower room. The upper floor has a large landing leading to the sitting room with balcony and windows placed to enjoy the views. The accommodation is completed with a modern bathroom and a further two double bedrooms.

There are two separate driveways giving access to the property and there is ample parking for multiple vehicles. The double garage has separate up and over doors, power and houses the ground source heat pump controls.

The garden grounds, including paddock extend to just under two acres. Gardens are laid to lawn, well stocked borders, feature pond and covered patio/BBQ area which is positioned to take full advantage of the views and sun throughout the day. There are a range of fruit trees including apple, plum, pear and cherry and a large polytunnel. This is a rare opportunity to obtain a modern home and smallholding of this style and location and viewing is highly recommended.

Entrance Hallway:	Double glazed exterior door and window. Solid oak staircase to upper floor accommodation with under stair recess. Large, shelved cloak cupboard with light. Further double storage cupboard with shelving.	Bedroom 2:	Approx. 3.2m x 3.5m. Double bedroom, again at ground floor level. Two double glazed windows to front and one to side. Three door mirror fronted wardrobes.
Lounge/ Dining:	Approx. 5.85m x 6.4m. A bright and spacious public room with vaulted ceiling. Two sets of double glazed French doors with double aspect enjoying open views over the surrounding countryside. Six double glazed windows to all sides. Four double glazed Velux windows providing further natural light. Two high level double glazed windows to side. Focal point of the room is a wood burning stove on marble hearth. Open plan to kitchen.	Upper Floor Accommodation:	Bright and spacious landing leads to the open plan sitting area.
Kitchen:	Approx. 3.96m x 2.85m. Fitted with oak floor, wall, and drawer units. Slot in cooker with induction hob. Wood fired Raeburn with tiling above. Extractor hood. Integral dishwasher and fridge. One and half sink and drainer. Two double glazed windows to front.	Sitting Area:	Approx. 4.72m x 3.5m. Bright and airy public room. Double glazed Velux windows to both sides. Balcony with views looking over lounge and with further views through the ceiling windows.
Utility Room:	Approx. 3.33m x 2.3m at widest point. Fitted with modern base level storage units. Plumbed for washing machine. Space for further appliances. Double glazed window to rear.	Bathroom:	Approx. 2.3m x 2.38m. Mostly tiled. Three piece with suite comprising WC, was hand basin and bath. Shower over bath with shower screen. Double glazed Velux window.
Shower Room:	Approx. 2.2m x 2.76m. Modern three piece suite comprising WC, wash hand basin and shower cubicle. Tiling around shower and to dado height. Two double glazed frosted windows to rear and side.	Bedroom 3:	Approx. 4.4m x 4.78m at widest. Another excellent size double bedroom positioned to take full advantage of the views. Double glazed window to rear, and two double glazed windows to either side. Fitted wardrobes and bookcase shelving.
Bedroom 1:	Approx. 4.8m x 4.3m. Spacious double bedroom at ground floor level. Two double glazed windows to side and rear, again enjoying views. Three door mirror fronted wardrobes.	Bedroom 4:	Approx. 4.36m x 4.57m. Another spacious double bedroom. Double glazed Velux windows to both sides. Double mirror fronted wardrobes.
		Outside:	Ground extend to just under 2 acres or thereby and sectioned into separate areas. Enclosed gardens around the property and with covered patio/BBQ area. Further area of gardens with range of fruit trees, pond and polytunnel. Enclosed paddock and shelter. Two driveways to either side. Double garage with power. Ample parking for multiple vehicles

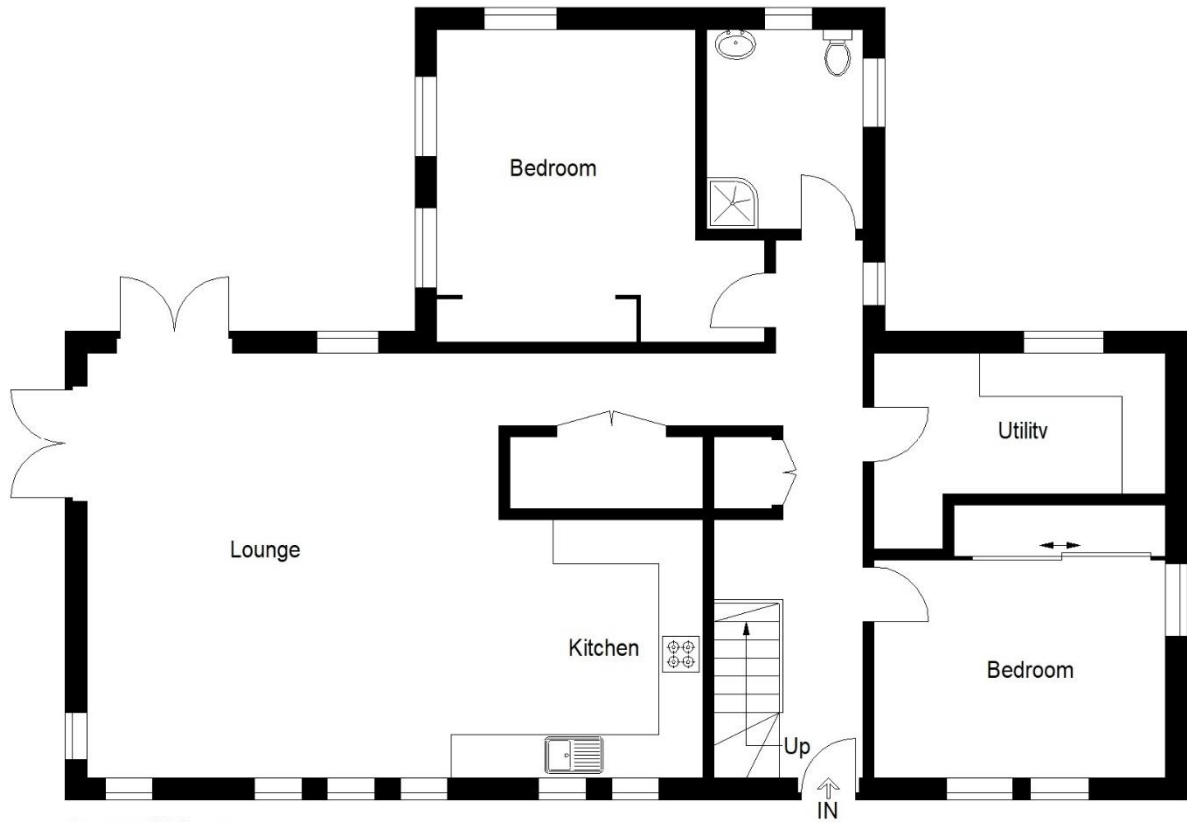




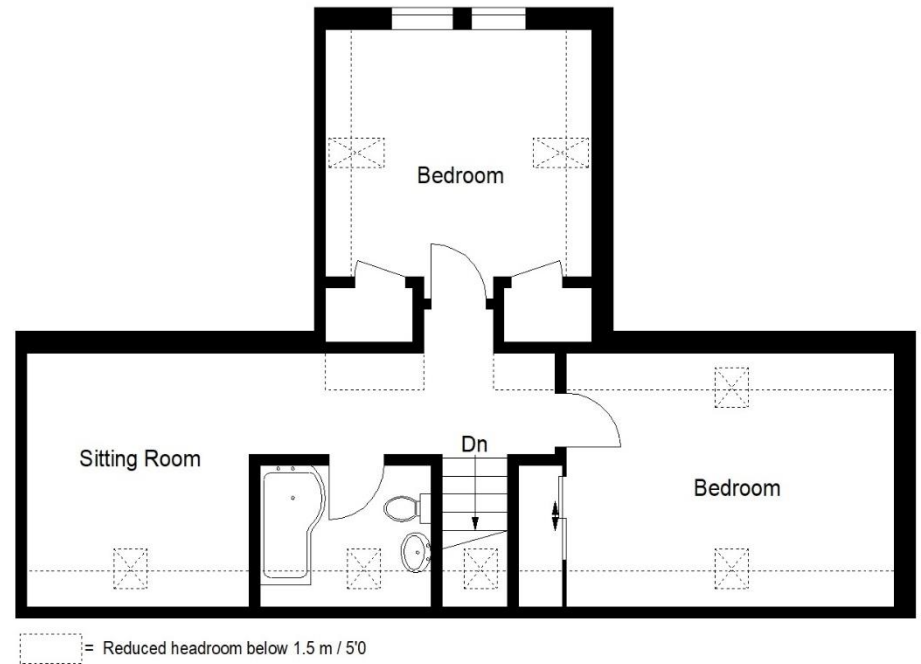


Ground floor- Spacious Lounge with open plan kitchen dining & utility, 2 double bedrooms and shower room.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1045690 / Ref:87093)





Upper floor- Open Landing to Upper floor sitting room with balcony, 2 double bedrooms and family bathroom







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