

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



8 Sir James Duncan Gardens, Forfar DD8 2JX

- **Modern Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen with Open Plan Family/Dining Room**
- **Utility Room**
- **Dining Room/Office/ Bedroom 5**
- **Family Bathroom**
- **4 Bedrooms & En Suite Shower Room**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Double Garage with Electric Door & Driveway**
- **Gardens, Summerhouse, Shed, Decking**

Offers over £310,000 (HR Value 315K)

This well presented modern detached family villa is set within a cul de sac in a sought after residential location only a short walk from the town centre and all local amenities and services including shops, schools, and public transport. Forfar offers a broad cross section of social. Leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property was built by Scotia Homes and offers spacious and well-proportioned accommodation throughout. The subjects benefit from gas fired central heating, double glazing, solar panels, a modern fitted kitchen with integrated appliances, open plan family/dining room, downstairs cloaks/WC, four piece bathroom on the upper floor, and en suite shower room to the main bedroom. the solar panels have battery storage and a solar diverter to heat the hot water. The range of rooms can be adapted to suit the individual purchasers' requirements and can be utilised up to five bedrooms if needed.

The gardens are laid out for ease of maintenance mainly in lawn and there is driveway parking leading to a double garage with electric door. The rear gardens are fully enclosed with decking, shed and summerhouse.

This is an excellent opportunity to obtain a family home of this style and location and viewing is essential to fully appreciate.

Entrance Hallway:

Exterior door with two double glazed side panels providing natural light. Staircase to upper floor accommodation. Under stair storage cupboard. Cloak/ storage cupboard.

Lounge:

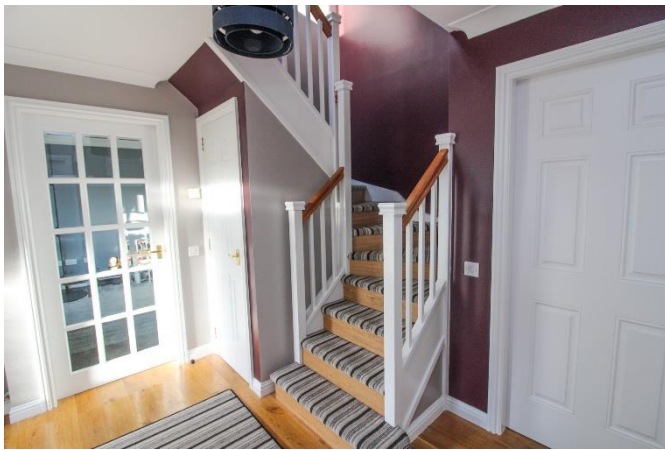
Approx. 7m x 3.7m. An excellent size public room. Double glazed bay window to front. Double glazed patio doors to the rear garden. Focal point of the room is an attractive wood burning stove. Two contemporary style modern radiators.





Cloaks/WC:

Approx. 1.9m x 1m. Two piece white suite comprising WC, and wash hand basin. Opaque double glazed window to side.



**Kitchen/ Dining/
Family Room:**

Approx. 6.36m x 4.2m at widest point. Fitted with a range of modern floor, wall, and drawer units. Integral Smeg oven, hob, and extractor hood. Integral dishwasher, fridge, and freezer. Tiling to splash back. Double glazed window to rear. Dining/ Family room can accommodate a sofa and table and chairs. Double glazed bay window enjoying outlook over the rear garden. Inset downlighters in kitchen area.





Utility:

Approx. 2.98m x 1.97m. Base and high level storage units. Stainless steel sink and drainer. Extractor fan. Plumbed for washing machine. Space for tumble dryer. Double glazed exterior door.



Dining Room/Bedroom:

Approx. 3.2m x 3.2m. Spacious and adaptable room at ground floor level. Present owners use as a sitting room but could be bedroom or dining room if required. Double glazed window to front.

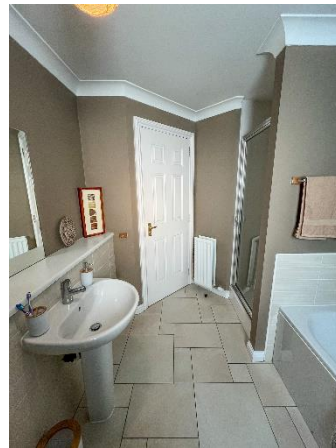
Upper Floor Landing:

Double glazed window to front. Hatch to loft storage space. Shelved storage cupboard. Shelved airing cupboard with light housing hot water cylinder.



Family Bathroom:

Approx. 2.4m x 3m at widest. Four piece modern white suite comprising WC, wash hand basin, bath, and separate shower cubicle. Tiling around splash back areas. Double glazed frosted window to front. Extractor fan.



Bedroom 1:

Approx. 3.16m x 3.62m. Spacious double bedroom. Double glazed window to rear. Corridor area with two double fitted mirror fronted wardrobes leading to the En Suite.





En Suite Shower Room:

Approx. 2.4m x 1.7m. Modern contemporary style suite comprising WC, wash hand basin and walk shower enclosure. Heated towel rail. Fully tiled. Low maintenance ceiling. Mirror fronted medicine cabinet.

Bedroom 2:

Approx. 2.6m x 3.25m. Another double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.6m x 2.76m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



Bedroom 4:

Approx. 3.42m x 2.2m. Another well proportioned room. Double glazed window to front.



Outside:

The garden to front is laid mainly to lawn. Monoblock driveway to side provides ample space for several vehicles and leads to the double garage which has electric door. The fully enclosed rear garden, again is laid mainly to lawn with patio areas, raised decking and summer house. Mature trees and borders.





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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.

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