

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 5 The Meadows, Lochlands, Forfar DD8 1XF

- **Luxury Lodge**
- **Lounge & Open Plan Kitchen Dining**
- **Shower Room**
- **2 Bedrooms**
- **En Suite WC**
- **Fitted Wardrobes**
- **LPG Heating System**
- **Double Glazing & French Doors**
- **Enclosed Patio**
- **Garden & Driveway Parking**

**Fixed Price £70,000**

This beautifully presented detached lodge is set within the popular Meadows development on the outskirts of Forfar. Forfar offers a full range of social, leisure and consumer facilities, including major supermarkets, independent retailers, and schooling. The Dundee/ Aberdeen A90 dual carriageway is close by and connects to major routes north and south. There is a regular bus route from Dundee Road to Dundee. Forfar is an ideal base for a holiday home being centrally located and close to both the picturesque Angus Glens and scenic East Coast with many beautiful beaches from along the coastline. There is an on site café restaurant and hair salon.

The lodge was completed in 2019 and has been well maintained by the present owners being in excellent decorative order throughout. The subjects benefit from UPVC double glazing with French doors, LPG mains central heating, modern dining kitchen with appliances, shower room, and En Suite WC. The annual site fees are £3100 per annum.

This is an excellent example of the lodge style, and may be suitable for a number of purposes, including holiday home or to let out for rental income.

#### Lounge/

#### Open Plan Kitchen/Dining:

Approx. 7.3m x 3.86m. Two clearly defined areas. Bright and spacious lounge has double glazed picture windows to front and side. French doors opening onto the balcony. Wall mounted electric fire. Kitchen/Dining is fitted with modern floor, wall, and drawer units. Slot in cooker, extractor hood. Integral washer dryer and fridge freezer. Space for table and chairs. Double glazed UPVC door and window to side.





**Hallway:** Leads to bedrooms and shower room.

**Shower Room:** Approx. 1.96m x 1.15m. Three piece modern white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Double glazed frosted window to side. Expel air extractor.



**Bedroom 1:** Approx 3m x 3.36m. Double bedroom. Double glazed window to side. Bedside cabinets and overhead storage. Fitted wardrobes. En Suite WC.



**En Suite WC:** Approx. 1m x 1.24m. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to rear. Extractor fan.



**Bedroom 2:**

Approx. 1.9m x 1.88m. Double glazed window to rear. Fitted wardrobes. Double mirror fronted wardrobes. This room is currently used for storage but with the removal of the mirror fronted doors, it can be reinstated to bedroom use.

**Outside:**

Gravel chip driveway to side. Low maintenance garden with artificial grass. Rockery border. Raised planting border. Slate chips and paved pathways. Balcony to front with composite decking, and glass balustrade.





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