

Property for Sale

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4 Kingfisher Road, Strathmore Fields, Forfar DD8 3FR

- **Detached Bungalow on Corner Plot**
- **Guild Homes 'Glen Lethnot' + 1.2m**
- **Vestibule & Hallway**
- **Lounge with Bay Window**
- **Quality Four Piece Bathroom**
- **Kitchen Dining & Utility Room**
- **3 Bedrooms & En Suite Shower Room**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking for Multiple Vehicles**
- **Detached Double Garage with Electric Door**
- **Gardens Front, Side & Rear. EPC B**



Offers over £320,000

This beautifully presented, modern detached bungalow is situated in the much sought after Strathmore Fields development by Guild Homes and is within comfortable walking distance of all local amenities and services including Forfar Community Campus, Forfar Academy, the town centre, supermarkets, Forfar Loch and Country Park and the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property is designed to the popular Guild Homes 'Glen Lethnot' design with an additional 1.2m. In excellent decorative order throughout this quality home can be described as in ready to live in condition. The subjects benefit from gas fired central heating, double glazing, oak finish interior doors, modern fitted kitchen, with fully integrated Bosch appliances, open plan family/ dining area, quality modern four piece 'Victor Paris' bathroom, and En Suite shower room to the main bedroom. In addition, there are solar panels which add to the already energy efficient construction. This house style was designed to easily add a sun lounge accessed from the family/dining room and the present owners have put in the foundations should the new owner wish to do so. The property also has the remainder of the NHBC ten year guarantee.

Occupying a corner plot there are well laid gardens to front, and side and driveway parking for multiple vehicles, leading to the detached garage which has power, light and electric door, The enclosed rear garden is laid to lawn with patio areas, and mature borders.

This is an excellent example of the house style, which must be viewed to fully appreciate.

Entrance Vestibule:	Double glazed exterior door.
Hallway:	All accommodation leading off. Hatch to loft space with pull down ladder. Useful storage cupboard also housing fuse box with power points.
Lounge:	Approx. 6.2m x 4.4m. An excellent size public room. Double glazed bay window to front.
Bathroom:	Approx. 3m x 2.76m. Modern 'Victor Paris' bathroom with four piece suite. Comprising WC and wash hand basin in attractive drawer/storage unit. Solid marble work surfaces and tiled to splash back. Freestanding bath with shower handset over, and shower enclosure. Part tiled. Shaver socket. Double glazed frosted window to side.
Kitchen/Dining/ Family Room:	Approx. 6.3m x 3.8m. Clearly defined areas. Kitchen is fitted with quality modern floor, wall, and drawer units. Integral Bosch double oven, microwave, five ring gas hob, extractor hood, dishwasher, and fridge freezer. Double glazed window to rear. Family/ Dining room enjoys outlook over the rear garden with double glazed French doors.
Utility Room:	Approx. 3m x 2m. Fitted with modern base and high level storage units. Stainless steel sink and drainer with mixer tap. Double glazed window to side. Wall mounted central heating boiler. Tiling to splashback. Plumbed for washing machine. Space for tumble drier. Useful storage cupboard.
Bedroom 1:	Approx. 4.65m x 3.5m. An excellent size double bedroom. Double glazed window to front. Large mirror fronted wardrobes.
En Suite:	Approx. 2.8m x 1.6m. Three piece modern white suite comprising WC, wash hand basin with storage below, and large walk in shower enclosure. Chrome heated ladder style towel rail.
Bedroom 2:	Approx. 3.25m x 3.3m. Double bedroom. Double glazed window to side. Double mirror fronted wardrobes.
Bedroom 3:	Approx. 4m x 2.7m. Another well proportioned room. Double glazed window to rear.
Outside:	The property occupies a corner plot. Gardens to front and side, laid to lawn with planted border hedging, and a range of shrubs including rhododendrons. Gravel chip drive provides ample parking for multiple vehicles and leads to the double garage which has power and light. The fully enclosed rear garden is landscaped to lawn with patio and planting borders. Screened by fencing.





GROUND FLOOR







Victor Paris Bathroom







Fully enclosed rear garden



Detached Double Garage with Electric Door



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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