

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



9 Dunnichen Road, Kingsmuir DD8 2RQ

- **Detached Traditional Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen Dining & Utility room**
- **Modern Four Piece Bathroom**
- **3 Double Bedrooms**
- **Large Floored Attic**
- **Double Glazing & Oil Fired Central Heating, EPC D**
- **Driveway & Garage**
- **Generous Sized Gardens with Shed & Summerhouse**

FIXED PRICE £265,000

This beautifully presented detached traditional style bungalow is situated in the popular village of Kingsmuir on the outskirts of Forfar. Nearby Forfar offers a full range of social, leisure and consumer facilities, including major supermarkets, and primary and secondary schooling. The Dundee/ Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The subjects benefit from double glazing with replacement doors, oil fired central heating (new boiler 2021) large modern fitted kitchen with range style cooker and integral dishwasher, separate utility room, modern quality four piece bathroom, dining room, and three well-proportioned double bedrooms. Features include woodburning stoves in lounge, dining room and the summer house.

There is driveway parking for several vehicles leading to the single detached garage. The gardens to front are laid to lawn and are well screened by mature hedging, and the fully enclosed rear gardens have large patio and enjoy a degree of seclusion and privacy, and regular visits from wild birds and red squirrels. The summerhouse can be used as office and has wood burning stove. Timber shed.

This is an excellent opportunity to obtain a traditional bungalow which has retained much of the original character and blends perfectly with the modern interior. Viewing is recommended to fully appreciate the spacious nature of home being offered for sale together with the quality of setting and garden grounds.

- Entrance Vestibule:** Double glazed UPVC exterior door. Original mosaic tiling. Frosted glass door to hallway.
- Hallway:** Hatch to floored loft storage space with pull down ladder.
- Lounge:** Approx. 5.55m x 5.5m. An excellent size public room. Having double glazed window to rear garden. Double glazed French doors leading to patio and enjoying part views towards the Grampian Hills. Focal point of the room is a woodburning stove with wooden mantle above and downlighter..





Kitchen/Dining:

Approx. 5.5m x 5m. Fitted with a range of quality floor, wall, and drawer units. Island breakfast bar. Range style cooker with tiling to splash back. Integral dishwasher. Double glazed window to side and rear again enjoying views over the garden ground. Inset downlighters. UPVC door to utility.





Utility Room:

Approx. 1.42m x 2.47m. Double glazed window to side. Plumbed for washing machine. Space for tumble dryer. Wall mounted units. Double glazed UPVC exterior door to side.

Dining Room:

Approx. 3.77m x 3.86m. Another spacious public room leading from the kitchen. Double glazed window to side. Useful cloak/broom cupboard also housing electricity meter. Focal point of the room is wood burning stove with brick inset and wooden surround and downlighter.



Bathroom:

Approx. 2.58m x 2.4m. Modern four piece white suite comprising WC, wash hand basin in a range of fitted units. Corner bath and shower cubicle with wet wall panelling. Illuminated heated mirror. Fully tiled. Downlighters.



Bedroom 1:

Approx. 3.9m x 4.4m. An excellent sized double bedroom. Double glazed side bay window.



Bedroom 2:

Approx. 4.4m x 3.93m. Another excellent size double bedroom. Double glazed bay window to side. Large freestanding fitted wardrobes with mirror inset panels included in the sale.



Bedroom 3:

Approx. 3.6m x 3.6m. Another spacious double bedroom. Double glazed window to side.

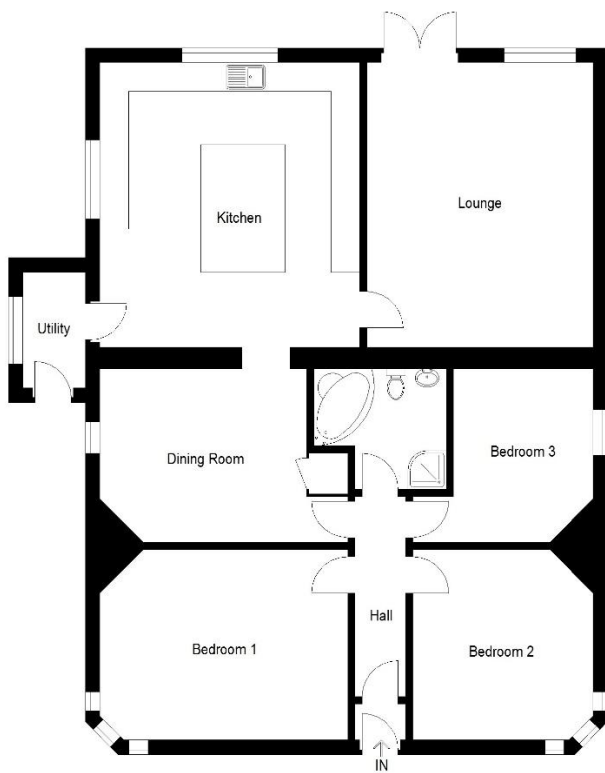


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Outside:

Mutual drive leads to private parking area with space for several vehicles. Detached garage with power and light. The front garden is screened by mature hedging with paved pathways, lawn, and borders. The fully enclosed rear garden is laid mainly to lawn with large patio, again screened by mature hedging. Log store. Timber shed. Summer House with woodburning stove, power, and telephone line, and could be suitable for use as an office. External boiler house.



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