

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**49 Old Halkerton Road, Forfar. DD8 1JP**

- **Extended Detached Bungalow on Corner Plot**
- **Vestibule & Hallway**
- **Spacious Lounge**
- **Family/Dining Room & Bespoke Fitted Bar Area**
- **Modern Fitted Kitchen & Utility Room**
- **4 Double Bedrooms & En Suite Bathroom**
- **Luxury Jack and Jill 4 Piece Bathroom with Spa Bath**
- **Gas Central Heating**
- **Double Glazing**
- **Garage & Extensive Driveway Parking**
- **Low Maintenance Landscaped Gardens & Decking**
- **Close to All Amenities**
- **EPC D**

**Offers over £280,000 ( HR Value 290K)**

This immaculately presented, extended detached bungalow is situated in a popular residential location within walking distance of 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 offers spacious well proportioned accommodation, all at ground floor level and is in excellent ready to live in condition throughout. The subjects benefit from UPVC double glazing, with patio doors, gas fired central heating with recently installed Worcester boiler, a modern fitted kitchen with fully integrated appliances, a large dining/family room with bespoke fitted bar area, modern luxury four piece Jack and Jill bathroom, and En Suite bathroom to the main bedroom.

There is driveway parking for a number of vehicles, further hard standing area and single garage with power and light. There is garden to front, and a fully enclosed landscaped rear garden laid out in patio and decking areas all with ease of maintenance in mind.

This property is deceptively spacious and must be viewed internally to appreciate the level of the accommodation together with the quality of fixtures and fittings.

- Entrance Vestibule:** UPVC double glazed exterior door. Split pane opaque glazed door into hallway.
- Hallway:** Double glazed Velux window providing natural light.
- Lounge:** Approx. 5.48m x x 4.57m. Excellent size public room. Two double glazed windows looking to front, with rooftop views over the town towards the Angus Glens and Grampian Foothills. Two recess display alcoves with storage cupboards below. A decorative stone recess wall with downlighters and biofuel fireplace on slate plinth. Split pane glazed doors top hallway.





**Kitchen:**

Approx. 5.18m x 3.35m. Fitted with range of modern floor, wall, and drawer units. Integral double oven. Wine cooler. Hob, extractor hood, fridge, freezer, and dishwasher. One and half sink and drainer. External extractor fan. Double glazed window to rear garden. Further double glazed Velux roof window. Large storage cupboard with power point. Exterior door leads to rear garden.



**Family/Dining Room  
with Bar/Leisure Area:**

Approx. 7.62m x 3.96m. An adaptable public room. Space for a large table and chairs. Double glazed patio doors leading to the rear garden. Contemporary style wall radiator. Custom made fitted bar with display units. Recess alcove. Two built in storage cupboards with mirror inset.



**Utility Room:**

Approx. 2.92m x 2.43m. Stainless steel sink with mixer tap. Plumbed for washing machine. Ample space for further appliances. Double glazed window to front. Wall mounted Worcester central heating boiler. Useful shelved storage cupboard.



**Inner Hallway:**

Shelved linen cupboard.

**Bedroom 1:**

Approx. 3.65m x 2.43m. Spacious double bedroom. Double glazed window looking to rear. Built in fitted wardrobes with downlighters. Hanging rail and drawer units.

**En Suite Bathroom:**

Approx. 3.35m x 1.52m. Modern Three piece white suite comprising WC, wash hand basin and P shaped bath. Handset mixer over bath with shower screen. Part tiled. Double glazed frosted window to rear. Amtico flooring.



**Bedroom 2:**

Approx. 3.65m x 2.43m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobes. Door into Jack and Jill bathroom.



**Jack and Jill Bathroom:**

Approx. 4.57m x 2.43m. Luxury four piece suite comprising WC and wash hand basin. Large shower enclosure with raindrop shower and extra-large spa bath. Part tiled. Amtico flooring. Connecting door to bedroom two and to hallway.



**Bedroom 3:**

Approx. 2.74m x 3.96m. Spacious double bedroom. Double glazed window to side. Double mirror fronted wardrobe.

**Bedroom 4:**

Approx. 3.65m x 3.04m. Another spacious double bedroom. Double glazed window to rear and side. Double mirror fronted wardrobe.



Approximate Gross Internal Area = 174.8 sq m / 1882 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:878812 / Ref:81892)

**Outside:**

Area of garden ground to front is laid out in gravel chips with shrub borders. Tared driveway to front provides ample space for a number of vehicles and leads to the detached garage which has power and light. Further hard standing gravel chip area on a corner site provides further space for vehicles/motorhome if required. The fully enclosed rear garden has been landscaped with ease of maintenance in mind in areas of lawn, tiered decking area, raised drying area and further patio which catches the sun most of the day.



*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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