

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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'Broomhall' Tannadice, Forfar. DD8 3SJ

- **Detached Bungalow with Stunning Views**
- **Vestibule & Hallway**
- **Hallway**
- **Lounge**
- **Sitting Room**
- **Dining Room:**
- **Kitchen:**
- **Utility Room**
- **Cloakroom/WC**
- **Office/Study**
- **Shower Room:**
- **4 Bedrooms & En Suite**
- **Double Garage**
- **Driveway Parking for Multiple Vehicles**
- **Summerhouse**
- **EPC F**



Offers over £395,000 (Home Report Value 400K)

This modern detached bungalow occupies a prime rural location and is positioned to take full advantage of the panoramic vista over the surrounding countryside towards the Sidlaw Range and Angus Glens. The Dundee/ Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south. There is a Primary School at Tannadice, and a full range of social, leisure and consumer facilities including major supermarkets and Secondary schooling, can be found in nearby Forfar and Brechin.

The property offers extremely spacious, well-proportioned accommodation all at ground floor level and is in good decorative order having been well maintained by the present owners. The subjects benefit from double glazing, LPG central heating, a modern fitted dining kitchen, separate utility, cloaks/WC, modern shower room and five piece En suite bathroom.

Occupying a generously proportioned plot, the garden grounds are laid mainly to lawn and there is summer house included. The driveway provides ample parking for a number of vehicles and leads to the detached double garage which has power and light.

This is a rare opportunity to obtain a substantial bungalow of quality in a scenic idyllic rural location and viewing is essential to appreciate fully.

Entrance Vestibule:	Glazed exterior door. Double glazed side panel. Karndean flooring. Wood and glazed door with side panels into reception hallway.
Reception Hallway:	Spacious reception hall with access to main rooms. Corridor leading to all bedrooms and bathrooms. Three spacious cupboards. Karndean flooring throughout.
Lounge:	Approx. Approx. 5.88m x 5.27m. A bright south facing room with double glazed windows to the front of the property enjoying superb panoramic views over the surrounding Angus countryside. Further double glazed window to the side of the property also offers views to the Angus glens. Italian marble fireplace with gas effect fire.
Sitting Room:	Approx. 4.57m x 3.53m. With a large double glazed window to the front of the property again offering views of the surrounding countryside. Further side double glazed window looks out over the garden and driveway. Electric fire.
Dining Room:	Approx. 5.3m x 3.5m Another spacious public room. Double glazed window to side of the property with views over countryside.
Kitchen:	Approx. 3.99m x 3.62m. Fitted with quality floor, wall and drawer units, integral Neff double oven and single oven/microwave, dishwasher, five ring gas hob, extractor hood and fridge. Sink with drainer unit. Ample space for table and chairs. Double glazed French doors again enjoying countryside views leading to side garden and summerhouse.
Utility Room:	Approx. 2.77m x 2.16m. Fitted with modern units and tall fitted storage cupboard. Plumbed for automatic washing machine and vented for a tumble drier. Stainless steel sink unit. Shelved storage cupboard housing hot water tank and central heating system. Double glazed window and wood door leading to back garden.
Cloakroom/WC:	Approx. 2.46m x 1.52m. Modern two piece white suite. Fitted vanity unit with storage and fitted mirror above.
Office/Study:	Approx. 3.38m x 2.13m Double glazed window to front.
Shower Room:	Approx. 3.38m x 2.13m. Approx. 11'10" x 7'. Fully tiled with four piece Roca suite comprising WC, double wash hand basins with fitted mirrors above and with a range of storage units below. Shower cubicle with wet wall.
Bedroom 1:	Approx. 4.23m x 3.62m. Excellent sized double bedroom with built in sliding mirrored doors. Window to front of property. En suite.
En Suite:	Approx. 2.49m x 3.44m. Modern five piece suite comprising WC, bidet, double wash hand basins with fitted mirrors above and range of storage units below. P shaped bath with screen and shower over bath. Wet wall panelling. Fully tiled. Heated towel rail. Window to front.
Bedroom 2:	Approx. 3.07m x 3.07m. Double bedroom with double glazed window to rear. Double fitted wardrobe with sliding doors.
Bedroom 3:	Approx. 3.90m x 3.07m Another double bedroom with two fitted double wardrobes with sliding doors. Double glazed window to rear.
Bedroom 4:	Approx. 3.69m x 3.07m. Double bedroom with two fitted double wardrobes with sliding doors. Double glazed window to rear.
Double garage:	A tarred driveway with parking for several vehicles leads to a double garage with two up and over doors and a side door. The garage has power, light, and water.
Outside:	The property occupies a generous well bounded and defined plot. Laid mainly to lawn with paved pathways and patio areas. Summerhouse. Bounded by a stone built dry stane dyke and mature conifer hedging. Driveway parking has ample space for a number of vehicles and leads to the detached double garage.















Illustration For Identification Purposes Only. Not To Scale (ID:1066873 / Ref:87662)







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