



**ARDMHOR, 77 SOUTH STREET, FORFAR, DD8
2BS
OFFERS OVER £200,000**



HOME REPORT VALUATION £200,000

EPC RATING

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This four-bed detached bungalow is located in the outskirts of Forfar. The property is close to many amenities and within easy reach of the town centre. The A90 dual carriageway bypasses the town and allows for easy access to both Dundee and Aberdeen. The property benefits from gas central heating, double glazing, along with front, rear and side gardens providing ample outside space.

The front entrance leads to a small vestibule before leading to the hallway through a glass insert door. The hallway is floored in laminate and has a large storage cupboard. The hall also provides access to the attic through a frosted glass hatch allowing light to enter the hall.

The lounge to the front of the property has a large window overlooking the front garden area and a smaller window to the side of the property. A chimney breast provides a feature in the room and houses an electric fire and wooden mantelpiece. The kitchen can be found to the rear of the property and has been fitted with modern wall and base units. The room is light with downlights and benefits from a breakfast bar. The room leads to a sizeable utility area which also provides access to the side garden.

The bathroom has been fitted with a bath, w.c., pedestal sink and a shower over the bath. The room benefits from tiled flooring, a full wet wall and a heated towel rail. All four bedrooms in the property are sizeable and have been floored in carpet. The main bedroom to the front of the property benefits from a large built in wardrobe with sliding doors.

The property has ample outside space with a large wrap around garden. The front garden has a small lawned area and flower bed. The rear garden has a large lawn area, clothes drying area as well as mature shrubs and trees.

Early viewing is highly recommended to fully appreciate this property.



Illustration For Identification Purposes Only. Not To Scale (ID:897775 / Ref:82622)



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