

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Garth Cottage, By Forfar DD8 1PU

- **Detached Cottage with Stunning Views**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Family/Dining Room**
- **3 Bedrooms**
- **Shower Room**
- **Oil Central Heating & Double Glazing EPC E**
- **Garage & Driveway, Carport & Covered Shed**
- **South Facing Gardens**



Offers over £260,000

The detached cottage is situated in a stunning location which is approx. 20 minute walk into town, and Forfar Loch and Countryside Park is only a couple of minutes' walk away. Forfar Loch and Countryside park offers a range of sports including paddle boarding, canoeing, fishing, and many fine walks. The local area has a range of wildlife including squirrels, deer, foxes, ospreys, and red kites. Nearby Forfar boasts a broad cross section of amenities including major supermarkets, independent retailers, and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south. There are stunning views to both front and rear, ranging across Forfar Loch towards Balmashanner, Sidlaw Range, Angus glens and Grampian foothills.

The property offers spacious accommodation throughout and benefits from oil fired central heating, double glazing, modern fitted kitchen with integral microwave, oven, hob, and extractor hood, modern shower room, and three well-proportioned bedrooms.

Externally there is driveway parking and detached garage with power. There is large carport large enough for caravan or motorhome, with shed and covered area.

The mostly south facing gardens are positioned to take full advantage of the views and are laid mainly to lawn with well stocked borders, fruit trees and vegetable plots.

This is a rare opportunity to obtain a country cottage so close to the town centre, enabling the purchaser to enjoy the best of both worlds!

- Vestibule:** UPVC double glazed exterior door. Split pane bevel glass door into hallway.
- Hallway:** L shaped hallway. Useful storage cupboard. Hatch to loft storage space with pull down ladder, light, and roof skylight.
- Lounge:** Approx. 4.2m x 4.21m Bright and spacious south facing room. Double glazed window to front with views towards Forfar Loch and beyond, over the town towards Balmashanner. Further double glazed window to side, looking towards the Angus Glens, and Grampian foothills. Focal point of the room is attractive carved wood fire surround with decorative tiled inset and hearth. Working fireplace.
- Kitchen:** Approx. 5.45m at widest x 2.85m. Fitted with a range of modern floor, wall, and drawer units. Integral oven, microwave, fridge, hob, and extractor hood. One and half polycarbonate sink and drainer with mixer tap. Tiled to splash back. Built in breakfast bar. Drying cupboard, housing oil fired central heating combi boiler. Open plan to Family/ Dining Room.
- Family/
Dining Room:** Approx. 4.75m x 3.4m. Informal public room. Double glazed windows to both rear and side taking in the outstanding views over the surrounding countryside, again towards the Angus Glens, and Grampian foothills. Focal point of the room is a woodburning stove on Carmyllie Slate hearth and surround.
- Rear Vestibule:** Double glazed windows and door with views to the loch and Sidlaw Range beyond.
- Shower Room:** Approx. 2m x 1.92m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to rear.
- Bedroom 1:** Approx. 4.2m x 2.75m. Spacious double bedroom. Triple door fitted wardrobes with mirror inset panel. Double glazed window to rear with views over open fields, and again to Grampians.
- Bedroom 2:** Approx. 3.12m x 3.33m. Spacious south facing double bedroom, enjoying views over the garden, Forfar loch, and Forfar beyond. Double glazed window. Double mirror fronted wardrobes with shelving and hanging rail.
- Bedroom 3:** Approx. 3m x 2.95m. Another well proportioned room. South facing views to front. Wardrobes.
- Outside:** The property has access via Forfar Countryside Park. There is driveway parking for several vehicles, leading to the detached garage which has power and light. The mostly south facing garden is positioned to take full advantage of the views with sun terrace and lawn. Mature trees. Screened by mature hedging. Planting borders. Large shed/ Canopy housing oil central heating tank. Large carport which accommodates a large caravan or motor home. Fruit trees and vegetable plot.
- Directions:** From North Loch Rd, turn left at car park and continue along the Loch Rd and Garth Cottage is on the right hand side behind Lochside Lodge.









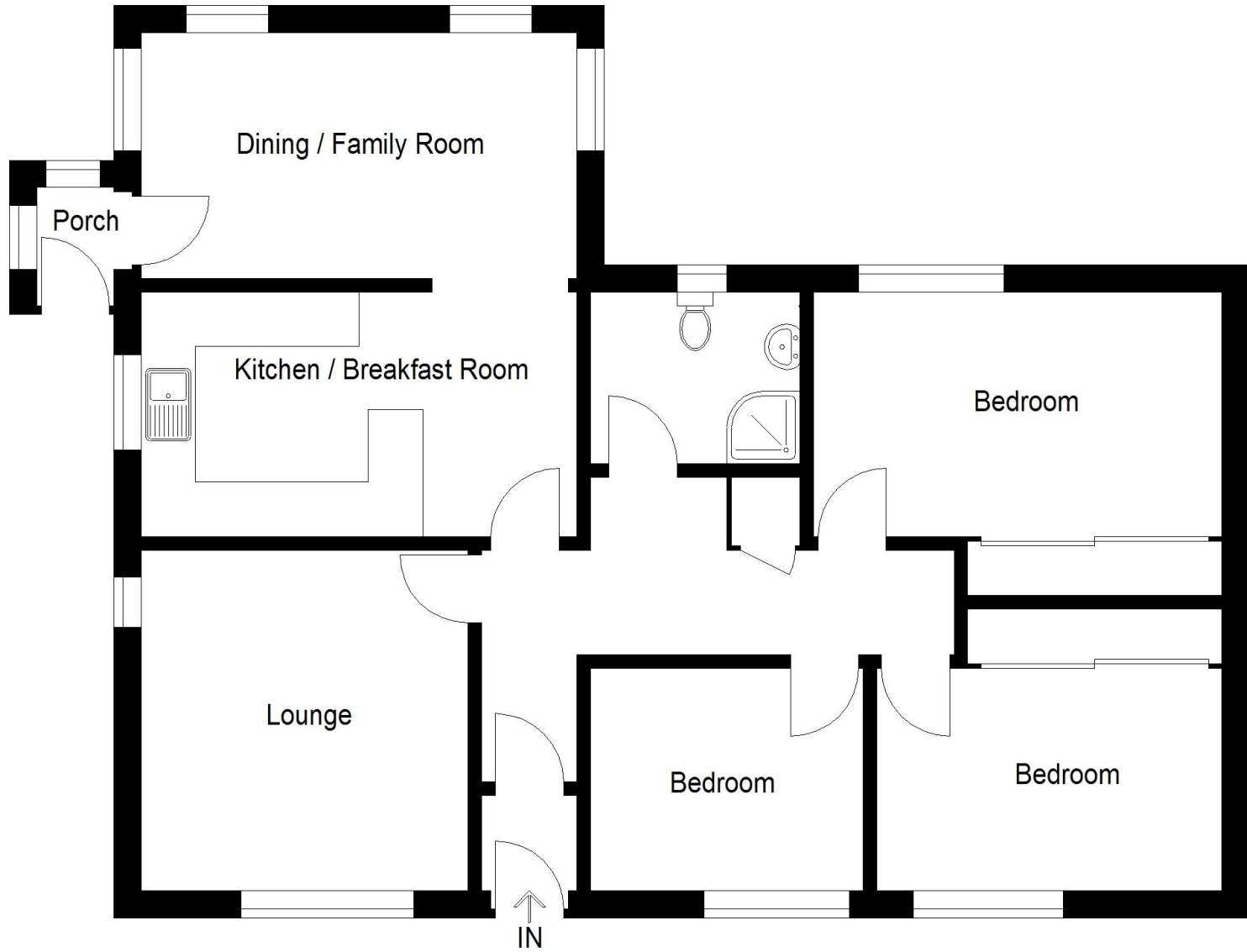


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