



**lindsays**

5 Priors Way,  
Gowanbank, Forfar, DD8 2UP

*"Spacious four bedroom family home  
in the popular Gowanbank area"*

- Vestibule
- WC
- Hallway
- Kitchen/Diner
- Utility
- Master Bedroom with ensuite
- Guest Bedroom with ensuite
- Two Double bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens

EPC Rating C

**OFFERS OVER £295,000**



## Description

Lindsays are delighted to offer to the market spacious four bedroom detached family home Located in the popular Gowanbank area of Forfar with local amenities such as schooling, shops, pubs/cafes, and the popular Reid Park all nearby. The property benefits from gas central heating and double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the white goods.

This lovely family home is split over two floors and the ground floor comprises: Vestibule with storage & WC, large hallway that could be used as a dining area, kitchen/diner with patio doors leading to the garden and a utility room. Bright & spacious lounge with bay window allowing plenty natural light and space for dining as well. Master bedroom with built in storage and ensuite with separate shower and bath. Upstairs is the generously sized guest bedroom with built in storage and shower room ensuite. Two further double bedrooms one with built in mirrored wardrobes and a family bathroom with a shower over the bath.

Externally to the front of the property is the driveway providing parking for multiple cars and leads to the garage. The front garden is an easily maintained chipstone area. The main garden is to the rear of the property this is a well maintained fully enclosed garden, mainly laid in lawn with a decking & patio seating areas ideal for enjoying the summer months, there is also a shed that is included in the sale.

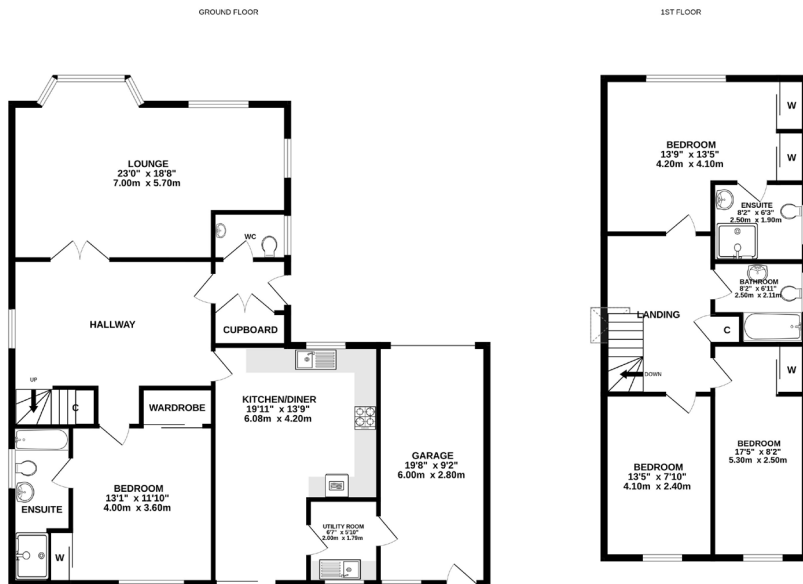
This versatile family home will be popular and early viewing is recommended to appreciate the property on offer.

## Area

Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.