

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Osprey Drive, Gowanbank Forfar DD8 2UW

- Detached Bungalow (Guild Homes 'Glen Isla')
- Hallway
- Cloaks/WC
- Lounge
- Kitchen Dining
- Bathroom
- 3 Bedrooms
- Gas Central Heating, Double Glazing & Solar Panels
- Driveway & Detached Garage
- Landscaped Gardens & Shed, EPC C

FIXED PRICE £256,000

This modern detached bungalow is situated in the sought after Restenneth Fields development by Guild Homes and is within convenient distance of all local amenities and services including shops, schools, town centre 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 is built to Guild Homes popular 'Glen Isla' house design and offers spacious well proportioned accommodation at ground floor level. The subjects benefit from gas fired central heating, double glazing, solar panels, a modern fitted kitchen with integral oven, hob, extractor hood, fridge, and freezer. Modern four piece bathroom with Roca suite, three well-proportioned bedrooms and Karndean flooring in the public areas.

Externally there is driveway parking for a number of vehicles leading to the detached single garage with power, light, and electric door.

This is an excellent example of the house style and viewing is essential to fully appreciate.

- Entrance Hallway:** Double glazed stained and leaded glass exterior door. Karndean flooring. Hatch to loft space with pull down Ramsay Ladder. Useful cupboard housing fuse box and electricity meter.
- Cloaks/WC:** Approx. 1.75m x 1.2m. Two piece white suite comprising WC and wash hand basin with tiling above. Extractor. Double glazed frosted window to side. Karndean flooring.
- Lounge:** Approx. 5.95m (measured into bay window) x 4m. Spacious public room. Double glazed bay window to front. Focal point of the room is attractive marble fire surround with electric flame effect fire. Karndean flooring.



Kitchen/ Dining:

Approx. 3.9m x 3.45m. Modern fitted kitchen with range of floor, wall, and drawer units. Integral double oven, hob, and extractor. Fridge and freezer. Plumbed for automatic washing machine. One and half sink and drainer. Double glazed window to rear. Double glazed exterior door. Karndean flooring.



Bathroom:

Approx. 3.2m x 2.82m. Modern four piece white Roca suite comprising WC and wash hand basin in fitted units. Bath and separate shower cubicle. Part tiled. Chrome ladder style towel rail. Extractor. Double glazed frosted window to side. Karndean flooring.



Bedroom 1:

Approx. 3.37m x 3m. Spacious double bedroom. Double glazed window enjoying outlook to the rear garden. Three door fitted wardrobes.



Bedroom 2:

Approx. 3m x 2.9m. Double bedroom located to the front of the property.

Bedroom 3:

Approx. 2.82m x 2.98m. Another double bedroom, currently used as a dining room. Double glazed window to side. Single fitted wardrobe

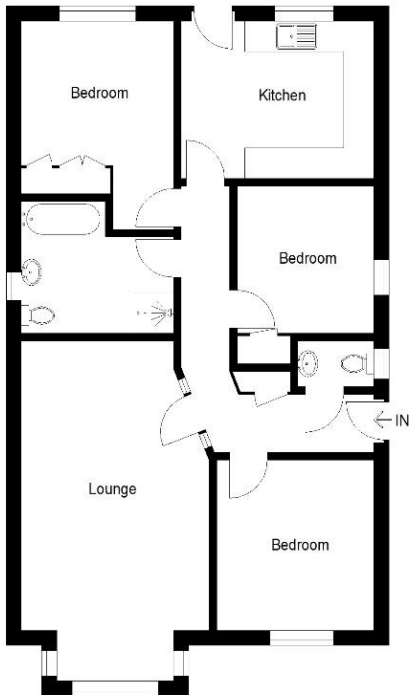


Illustration For Identification Purposes Only.
Not To Scale (ID1082031/ Ref.88038)



Outside:

Gardens to front are laid to lawn with shrub and heather borders. Enclosed garden to rear, laid out in lawn, borders and with large patio. Timber shed. Gravel chip driveway to side provides ample off street parking for a number of vehicles and leading to the detached garage which has power, light, and electric door.



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