

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Garsdale, 39 Brechin Road, Forfar DD8 3JT

- **Detached Dwelling House**
- **Vestibule & Hallway**
- **Lounge & Dining /Family Room**
- **Kitchen/Dining Room**
- **Ground Floor Bathroom**
- **4 Double Bedrooms**
- **Upper Floor Shower Room**
- **Gas Central Heating & Double Glazing, EPC D**
- **Driveway & Garage with Utility Area**
- **Low Maintenance Gardens, Summerhouse & Shed**
- **Original Character**



Offers over £320,000

This beautifully presented traditional stone built 1.5 storey villa is situated in a popular residential location within walking distance of the town centre, supermarkets, primary school, Forfar Academy and Community Campus and Lochside Country Park. 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 offers spacious and well-proportioned accommodation over two floors and is in excellent decorative order throughout. Features include gas fired central heating, quality double glazing, woodburning stove in the lounge, modern dining size kitchen with integrated appliances, and range style cooker, modern four piece bathroom on the ground floor, and modern shower room on the upper floor. The range of rooms can be adapted to suit the individual purchaser's requirements. The property has retained much of the original features including ornate plasterwork and cornicing and complemented with modern, contemporary fixtures and fittings.

Externally there is driveway parking leading to the large single garage with electric door, power, light, and utility area. There is garden to front, and low maintenance sun trap garden to rear with patio areas, decking and a double glazed summer house with power and light.

This property must be viewed internally to fully appreciate the well-proportioned accommodation and spacious nature of home and traditional character.

Entrance Vestibule:	Double glazed exterior door. Ornate cornicing. Single pane glazed window above door.
Hallway:	Ornate cornicing and ceiling rose. Useful cloak cupboard
Lounge:	Approx. 5.72m x 4.3m An excellent size public room. Double glazed bay window with fixed window shutters looking to front of property. Picture rail, ornate cornicing and ceiling rose. Focal point of the room is a multi fuel burning stove with stone surround, and stone hearth. Open plan to dining/family room.
Dining/Family Room:	Approx. 4m x 3.5m. Bright and open plan to the lounge with staircase with wood and glass balustrade to upper floor accommodation. Double glazed window to side with storage cupboard below housing fuse board.
Kitchen/Dining:	Approx. 5.26m x 3.62m. Modern fitted kitchen with floor, wall and drawer units with Rangemaster style cooker with canopy extractor hood and induction hob. Integral dishwasher, full size fridge and freezer. LED lighting. Inset downlighters. Cupboard housing the Worcester central heating boiler. Double glazed French doors looking to rear garden. Double glazed window to side. Double glazed exterior door to the side garden.
Bathroom:	Approx. 2.56m x 2.62m. Fully tiled floor and ceiling with three piece white modern suite comprising WC and wash hand basin in fitted unit. Freestanding bath and shower cubicle. Double glazed frosted window to rear. Inset downlighters.
Bedroom 1:	Approx. 4.9m x 3.95m. Spacious and adaptable room on ground floor level. Double glazed windows to front with fixed side shutters. Feature fire surround with tiled inset and hearth and gas fire. Ornate cornicing, ceiling rose and picture rail.
Bedroom 2:	Approx. 3.9m x 3.2m. Another double bedroom at ground floor level currently used as an office. Double glazed window to rear. Ceiling rose, cornice and picture rail. Wall to wall contemporary style fitted wardrobes.
Upper Floor Accommodation	
Upper Floor Landing:	Hatch to loft space. Inset downlighters. Large walk in shelved cupboard with further eaves storage.
Bedroom 3:	Approx. 4.55m x 3.6m. Double bedroom. Double glazed Velux window. Inset downlighters. Fitted wardrobe with hanging rail. Wardrobes included.
Shower Room:	Approx. 2.25m x 2.12m. Modern three piece white suite comprising WC and wash hand basin in fitted unit. Separate shower cubicle with wet wall. Double glazed Velux window to rear.
Bedroom 4:	Approx. 3.45m x 4.55m. Another spacious double bedroom. Double glazed Velux window to rear. Fitted wardrobe with hanging rail. Wardrobes included.
Outside:	Driveway parking leads to the garage with electric door, power, light and utility area with plumbing for washing machine, units, sink and drainer. The front garden is bounded by a low level stone wall with hedging and wrought iron railings. Laid to paving stones and gravel chips for ease of maintenance. The rear garden is fully enclosed and again laid out for ease of maintenance in paving stones, gravel chips and decking with LED lighting. External lighting. Shed and log store.
Garage:	Approx. 5.7m x 3.8m. Double glazed window and exterior door.
Summerhouse:	Approx. 2.7m x 2.7m. Has double glazing, power, light, and TV aerial.

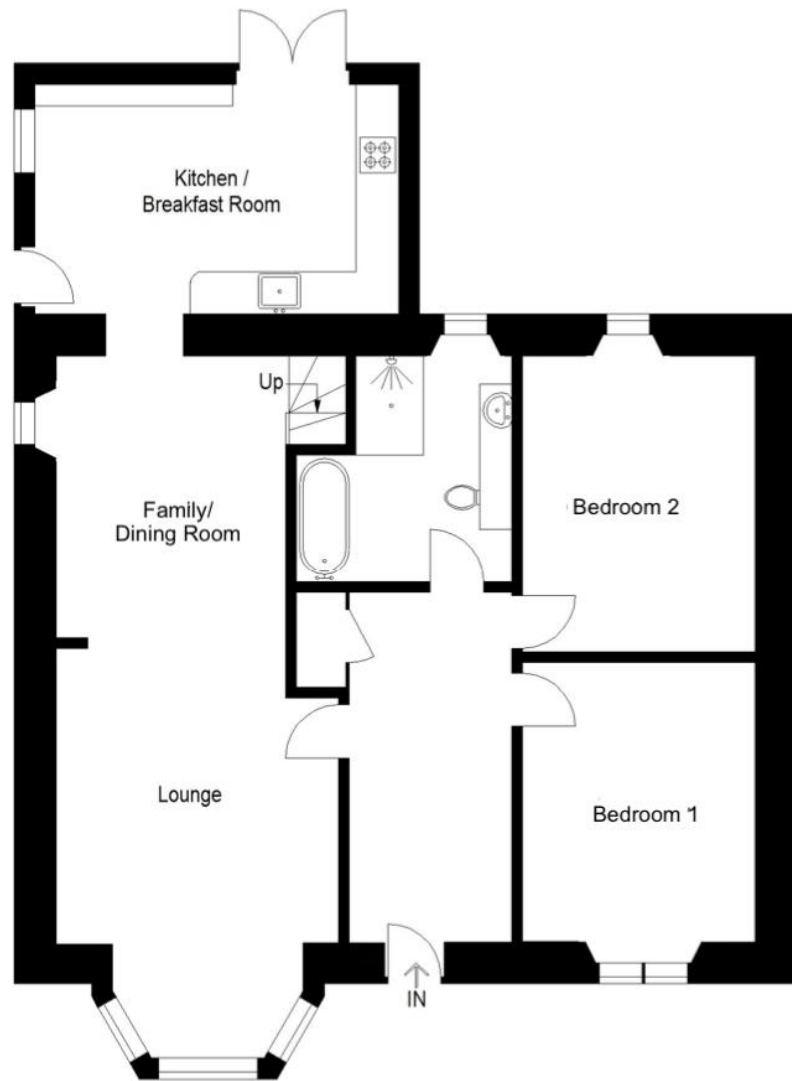




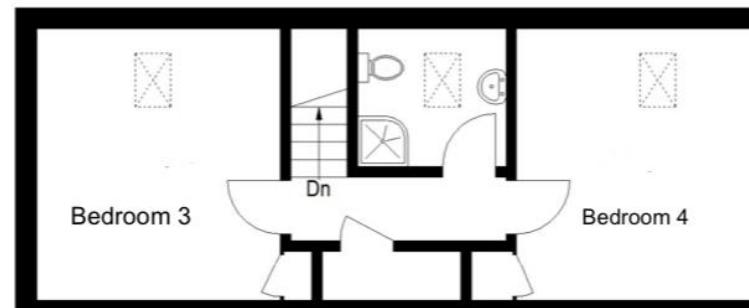




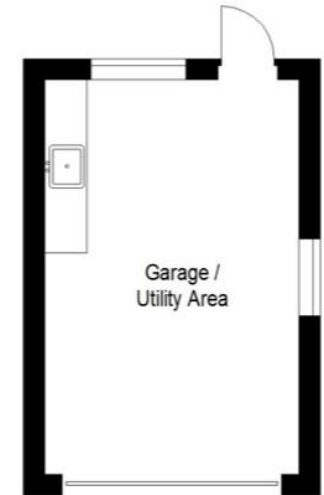




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)









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All you need



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