

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



St Arnold, Murthill, Forfar, DD8 3SF

- Detached Bungalow in Idyllic Semi Rural Location
- Vestibule & Hallway
- Lounge & Dining Room
- Kitchen/Open Plan Family/Dining Room
- Utility and Cloaks/WC
- 4 Bedrooms & En Suite
- Family Bathroom
- Driveway, Double Garage & Shed
- Beautifully Landscaped Mature Gardens, EPC D

Offers over £320,000

This spacious detached bungalow is located in a picturesque semi-rural location and enjoys outstanding views over the surrounding countryside and Angus Glens to rear. The property is conveniently located for easy access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south. Nearby Forfar and Kirriemuir provides a full range of social, leisure and consumer facilities. The Primary school is at Tannadice, and the secondary school is Webster's High in Kirriemuir.

The property offers spacious and well proportioned accommodation throughout all at ground floor level and is in good decorative order. The subjects benefit from oil fired central heating, double glazing with patio doors, large family/dining room and open plan kitchen, separate utility room, four piece bathroom and ensuite shower room to the main bedroom.

There is a large, floored attic which would possibly be suitable for conversion subject to building warrants and planning consents etc.

Occupying a well defined and bounded plot the garden is well stocked with a range of shrub and herbaceous borders. There is driveway parking and courtyard for multiple vehicles and a detached double garage with power, light, fitted work bench and electric doors.

This is an excellent opportunity to obtain a substantial bungalow of this style and location which must be viewed to fully appreciate the spacious nature of home being offered for sale together with the quality of location.

Accommodation Comprises.

- Entrance Vestibule:** Exterior door and double glazed side panel. Crystal cut glazed door and side panel into hallway.
- Hallway:** 2 Large double fitted storage cupboards and large airing cupboard housing hot water cylinder. Hatch to floored loft and light.
- Lounge:** 6m x 5.3m.approx. Bright and spacious public room with double glazed recessed window enjoying open countryside views. Feature fireplace with marble inset and hearth. Living flame gas fire. Split pane crystal cut doors to hallway and double doors to dining room.





Dining/ Office:

3.93m x 3m. approx. Another spacious public room with double glazed window to side and connecting door to the kitchen/family/dining room.



**Kitchen/Family/
Dining Room:**

6.5m x 7.2m at widest point approx. Clearly defined areas, the kitchen is fitted with a range of floor, wall and drawer units with integral double oven, five ring gas hob and extractor hood, dishwasher and fridge freezer. Double glazed windows to rear enjoying outstanding views towards Angus Glens. One and a half sink and drainer. Breakfast bar divider. Open plan family sitting/dining room. Double glazed patio doors to rear and further double glazed window to side.





Utility Room:

2.87m x 1.9m.approx. Fitted with base storage units. Central heating boiler. Bowl sink, stainless steel drainer. Tiling to splashback. Exterior door to rear.



Cloaks/WC:

1.77m x 1.1m. approx. Two piece suite comprising WC and wash hand basin. Extractor fan.

Bathroom:

2.7m x 3.35m. approx. Four piece suite comprising WC, wash hand basin, corner spa bath and shower cubicle. Double glazed frosted window to rear. External extractor fan.



Bedroom 1:

4.6m x 3.82m. approx. Spacious double bedroom with double glazed window to front. Two double fitted mirror fronted wardrobes.



En Suite Shower Room:

1.95m x 1.96m. approx. Three piece suite comprising WC, wash hand basin in fitted unit and shower cubicle with wet wall. Double glazed frosted window to side. Extractor fan.

Bedroom 2:

3.35m x 3m. approx. Double bedroom with double glazed window to rear. Double mirror fronted wardrobe.



Bedroom 3:

3.96m x 3.2m. approx. Double bedroom located to the front of property. Double mirror fronted wardrobe.



Bedroom 4:

3.43m x 2m. approx. Another well proportioned room. Double glazed window to rear. Double mirror fronted wardrobe.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Outside:

Timber double gates lead to driveway/courtyard and provides ample parking for multiple vehicles and to detached double garage which has power, light, fitted work bench and electric doors.

Garden:

Bounded by dry stone dyke. Laid to lawn with herbaceous, shrub and rockery borders.

Rear garden is enclosed and laid to lawn. Patio area with raised planting borders and ground cover aromatic thyme. Shed.





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Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com