

ROSS STRACHAN & CO
Solicitors & Estate Agents



7 Main Street, Longforgan, DD2 5EP
4 Bedroom Semi Detached Villa
Offers Over – £350,000

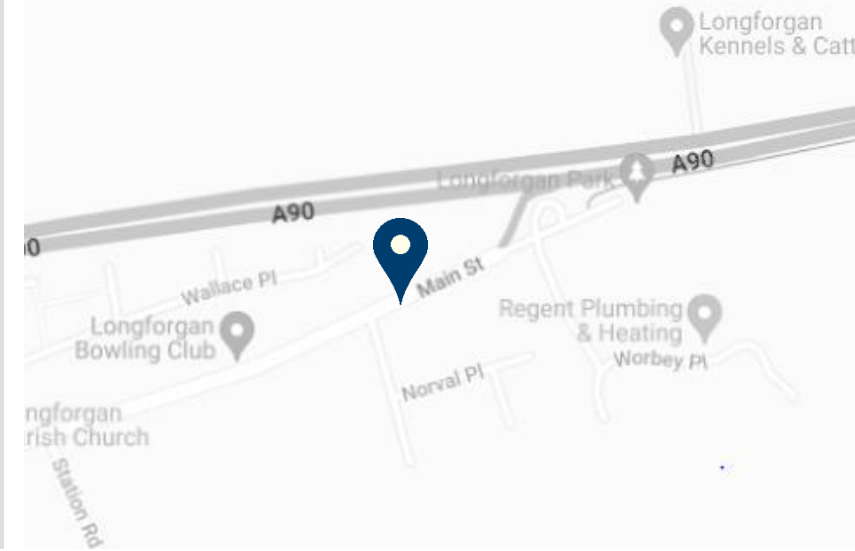
Longforgan, Dundee

56.4446°N 3.1051°W

Records show that Longforgan was first established as far back as 1385 but was declared a burgh in 1672.

Main Street is one of the oldest parts of the village. It contains the oldest cottages in the village and the bowling club, police station, Architects Office, primary school, Coaching Inn, church and general store. The 17th-century mercat cross is protected as a category A listed building. Castle Road is another of the oldest streets in Longforgan, and as the name suggests, was the main road from the church down to Castle Huntly. Many of the houses are original whitewashed cottar houses used in the past by land workers on the estate. This 'bonny' road down to the Carse of Gowrie is now closed to through vehicle traffic. The primary school in the village can accommodate around 100 pupils in total.

St Modwenna, who died in 1521, is said to have founded a church at the site of Longforgan. The present church, which probably stands on its site, was practically rebuilt in 1794, but during renovation about 1900, 15th century mouldings were discovered. A probably 13th century cross and a tombstone dated 1400, from the churchyard are preserved in the church.



Accommodation

Ground Floor -

- Living Room
- Lounge
- Bedroom
- Kitchen
- Casual Dining Room
- Formal Dining Room
- Wet Room

First Floor -

- 3 Bedrooms
- Family Bathroom



Internal

Arriving at the home from the front you first enter the vestibule area before moving into the traditional hallway. The living room with bay window is on the right-hand side and downstairs bedroom to the left-hand side. An understairs wet room has been created with all relevant documentation and to the rear of the home are formal dining room, opening into the spacious extended lounge area. The kitchen and casual dining area can be accessed either from the hallway or directly from the lounge.

On the upper level you have two large double bedrooms to each end of the home, with a smaller central bedroom. The family bathroom contains a white 3-piece suite with shower over bath.

Measurements

Vestibule

Traditional Hall with stairs to first floor

Living Room - 14'1" x 12'1"

Downstairs Bedroom - 12'10" x 11'10"

Casual Dining Area within Kitchen - 12'1" x 11'4"

Kitchen - 14'4" x 6'8"

Formal Dining Room - 11'11" x 11'7"

Lounge - 19'6" x 16'7"

Wet Room - 7'1" x 3'1"

Upper Bedroom 1 - 17'5" x 11'5"

Bedroom 2 - 10'1" x 7'1"

Bedroom 3 - 12'10" x 11'10"

Family Bathroom - 8'10" x 8'2"





The Property

Located within the highly desirable village of Longforgan this stunning 4 bedroom B listed property offers spacious accommodation over two levels.

With flexible accommodation many of the rooms could have alternative uses, depending on a purchaser's requirements. The current owners have it laid out to suit their requirements and on the ground floor we have a living room, lounge, dining room, bedroom and wet room whilst on the upper floor are 3 bedrooms and a family bathroom.

With a driveway leading up to the property there is ample off street parking for vehicles whilst the gardens offer a number of different areas for different functions. This includes the attractive front lawn, fenced rear gardens with raised paving area for relaxing and a courtyard style garden off the kitchen, perhaps for some outside dining.

"Bringing people and property together"

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Tel: 01382 201010 Fax: 01382 202368 WEB: www.ross-strachan.co.uk DX: DD151





External

The gardens surrounding the home are a credit to those that have tended them through the years. The front gardens are what you might expect of a category B listed home, with an area laid aside to lawn and mature shrubs, with a reasonably large parking area laid to gravel and suitable for more than one vehicle. Traditional wrought iron gates ensure that both the vehicles and property are secure.

The side and rear gardens can either be accessed externally via a high fence with gated access or via kitchen and directly from the lounge, via French doors. This secluded garden has a variety of mature shrubs and a well protected courtyard area directly off the kitchen, which would be perfect for some outside dining on a summer evening.

HOME REPORT:
is available on
request or
through TSPC

VIEWING

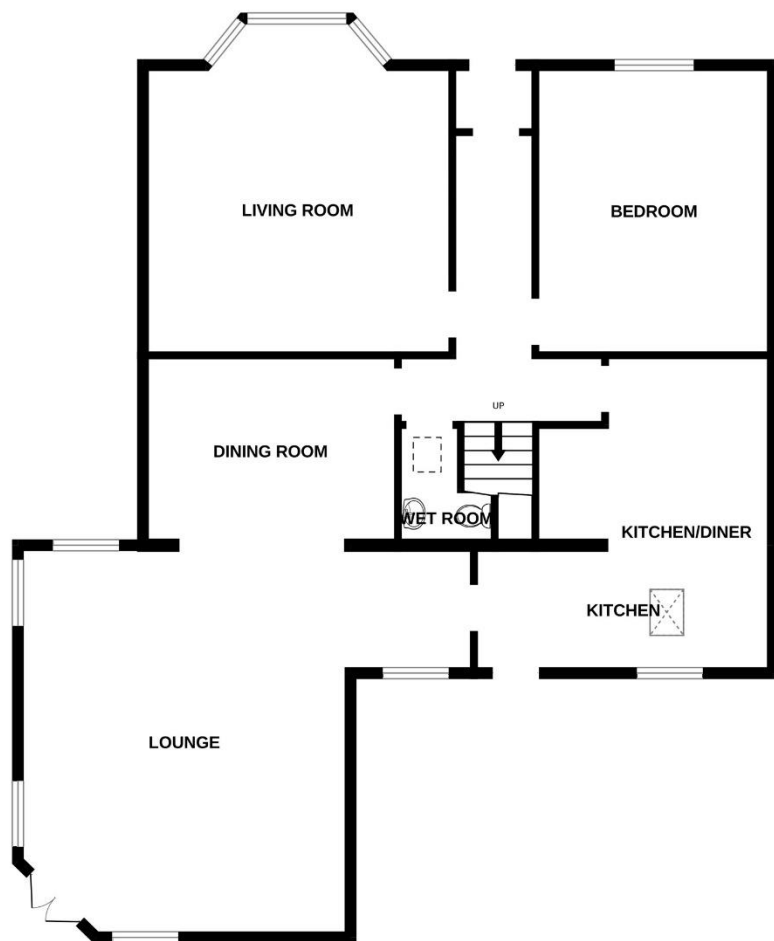
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201010

EXTRAS
Certain extras
may be
available by
separate
negotiations.

GROUND FLOOR



1ST 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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