

Property for Sale

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3 Drummers Dell, Forfar. DD8 1XX

- **Extended Detached Villa in Exclusive Cul de Sac**
- **Vestibule & Reception Hallway**
- **Lounge & Dining Room**
- **Family Room**
- **Kitchen with Open Plan Family Dining Room**
- **Utility Room & Cloaks/WC**
- **4 Bedrooms & En Suite**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Driveway & Double Garage with Electric Door**
- **Landscaped Gardens, Decking, Pergola & Shed**



Offers over £400,000

This impressive, extended detached villa is situated in a small cul de sac of varied yet similar styled homes in a popular residential location convenient for the town centre, Langlands Primary School, and all local amenities. 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. Forfar Loch, Country park, Strathmore Cricket and Rugby grounds are only a few minutes walk away.

The property offers spacious and well-proportioned family accommodation over two floors, and has been well maintained by the present owners, and is in good decorative order throughout. The subjects benefit from gas fired central heating, double glazing, an impressive open plan kitchen/ family/ dining room, separate utility room, and downstairs cloakroom. On the upper floor are four double bedrooms, a modern family four piece bathroom, and En Suite shower room.

There is Monoblock driveway with ample parking for multiple vehicles and leading to the integral double garage with electric doors. The garden to rear is fully enclosed and enjoys a degree of seclusion and privacy, screened by mature trees and hedging. The rear garden has a large sun deck, separate patio areas, and is laid mainly to lawn.

This is a rare opportunity to obtain a home of this style and location, and early viewing is recommended.

Entrance Vestibule: Double glazed exterior door. Amtico flooring. Split pane frosted glass to hallway.

Reception Hallway: Staircase to upper floor accommodation. Karndean flooring. Under stair storage/cloak cupboard with light.

Cloaks/WC: Approx. 2.15m x 1.2m. Modern two piece suite comprising WC, bowl sink with mixer tap in storage unit. Illuminated mirror. Chrome ladder style towel rail. Fully tiled floors and walls. Double glazed frosted window to front.

Lounge: Approx. 6.3m (measured into bay window) x 4.67m. An excellent size public room. Double glazed bay window enjoying open outlook to front. Focal point is attractive carved wood fire surround with marble inset and hearth and living flame gas fire.

Dining Room: Approx. 3.75m x 3m. Another excellent size public room. Double glazed French doors to side garden. Double split pane frosted glass doors. Feature Forfar map wall with downlighter.

Family Room: Approx. 4.3m x 3.6m. Another spacious informal public room. Double glazed French doors leading to the rear garden and decking.

Kitchen/ Open Plan Family/Dining Room:

Kitchen: Approx. 3.8m x 3.55m. Fitted with a range of modern floor, wall and drawer units. Corian work surfaces. One and half ceramic sink and drainer. Hot water tap. Integral induction hob, extractor fan, dishwasher, three ovens and microwave.

Family/Dining Room: Approx. 5.2m x 5.75m. Open plan to kitchen in L shape with central workstation and breakfast bar again with Corian surface and pop up socket. Double glazed French doors leading to the rear garden and decking. Four double glazed windows again enjoying the views. Karndean flooring throughout. Internal courtesy door to garage.

Utility Room: Approx. 3m x 1.53m Fitted with a range of floor and high level storage units. Stainless steel sink and drainer. Plumbed for washing machine. Space for tumble dryer. Double glazed exterior door to side.

Upper Floor Accommodation:

Upper Floor Landing: Double glazed window to front. Balustrade. Hatch to loft space. Cupboard housing central heating boiler and hot water cylinder.

Main Bedroom: Approx. 3.5m x 4m. Spacious double bedroom. Double glazed window to front. Two double mirror fronted wardrobes.

En Suite: Approx. 3.27m x 1.72m. Modern three piece suite comprising WC, and wash hand basin in range of fitted storage units. Large walk in shower enclosure. Fully tiled. Illuminated mirror with blue tooth. Chrome ladder style towel rail. Doubled glazed frosted window to side.

Bathroom: Approx. 2.75m x 2.67m. Modern four piece suite comprising WC, bowl wash hand basin in fitted storage unit. Bath and separate shower cubicle. Fully tiled. Extractor fan. Illuminated blue tooth mirror. Chrome ladder style towel rail.

Bedroom 2: Approx. 4.17m x 3m. Double bedroom. Double glazed window to rear. Double fitted mirror fronted wardrobes.

Bedroom 3: Approx. 3.5m x 3.72m. Another double bedroom. Double glazed window to rear. Double mirror fronted wardrobe.

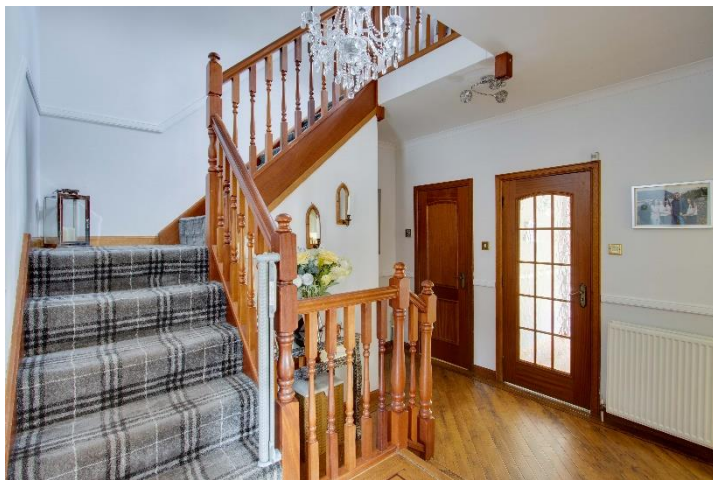
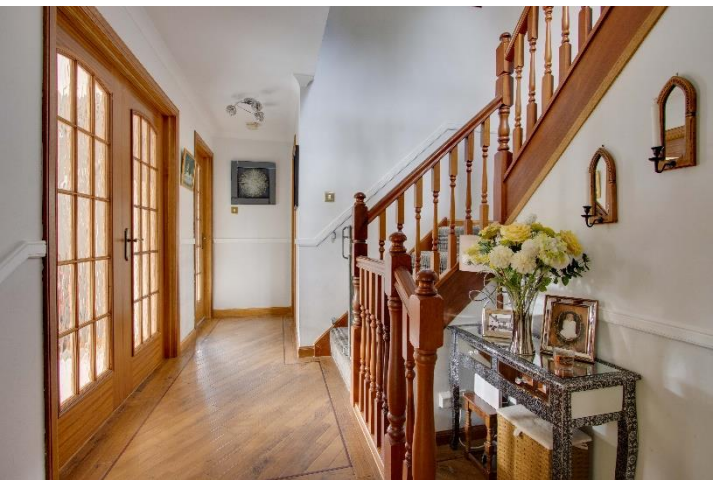
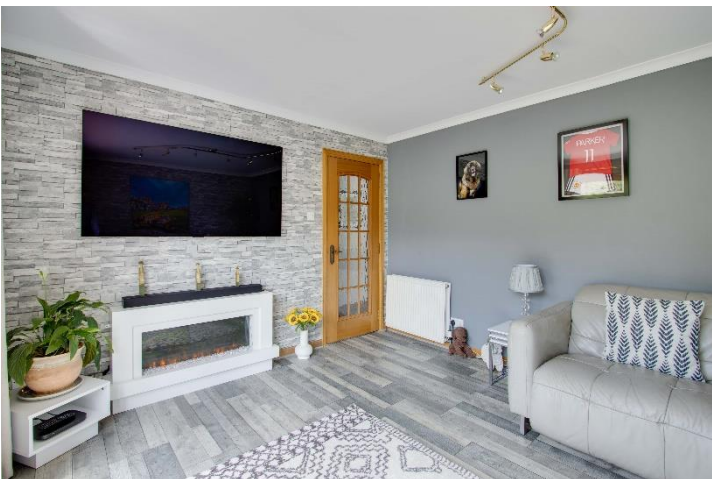
Bedroom 4: Approx. 4.3m x 3.67m. Another spacious double bedroom. Double glazed window to front. Double mirror fronted wardrobes.

Garage: Approx. 6.1m x 5.32m Power, light, and electric door. Internal courtesy door.

Outside: The front garden is laid to lawn with shrub and rockery border. Large Monoblock driveway with ample space for multiple vehicles, leading to the integrated double garage. The rear garden is landscaped in areas of lawn, with a large sun deck with balustrade accessed from the public rooms to rear. Patio area. Mature shrubs and trees all providing a degree of seclusion and privacy. Shed and covered pergola. Further patio area to side and greenhouse.

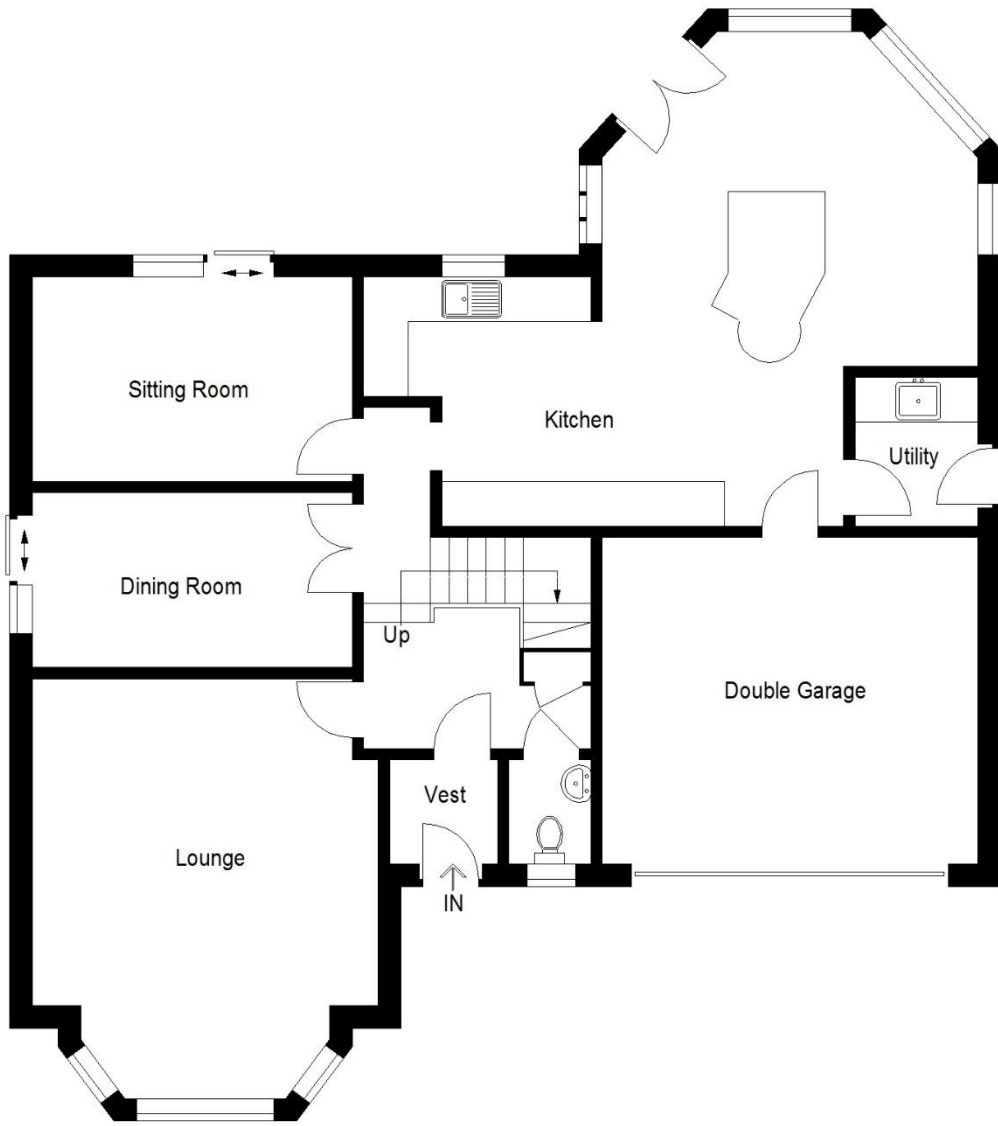


Vestibule, Reception Hallway, Lounge, Dining Room, Family Room & Cloaks/WC

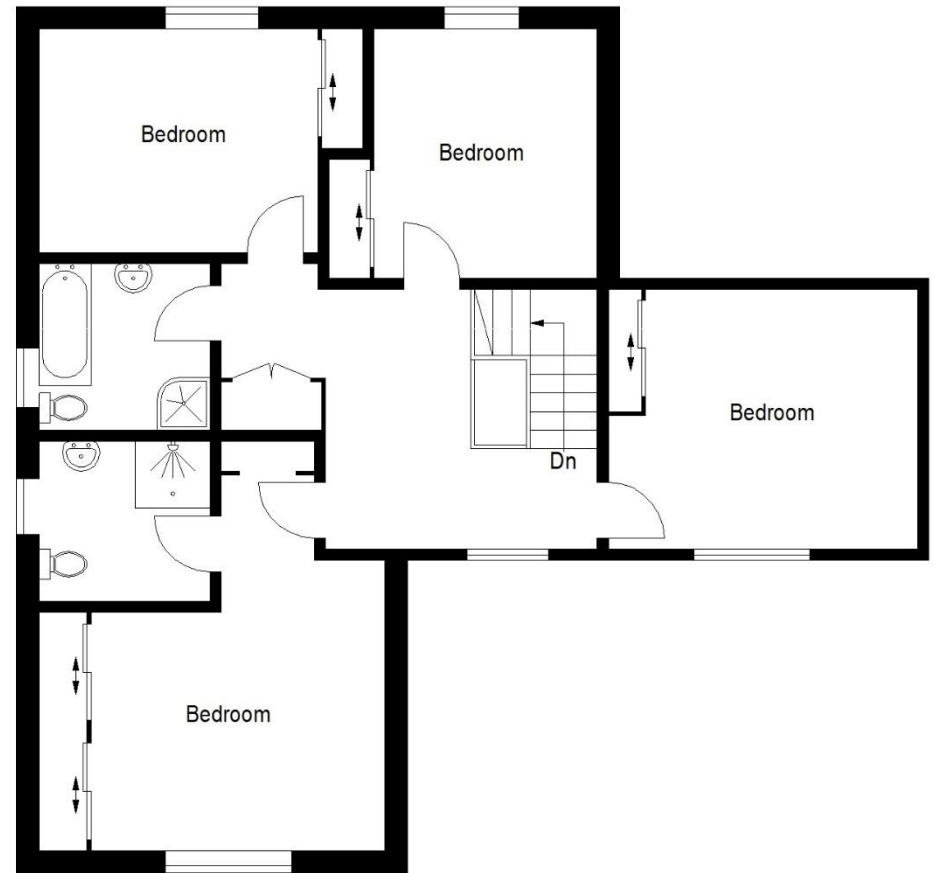




Kitchen/ Dining/Family Room & Separate Utility



Ground Floor



First Floor



Main Bedroom with En Suite Bathroom





3 Further Bedrooms & Bathroom





Beautifully Landscaped Gardens







Parking for Multiple Vehicles & Integral Double Garage with Electric Door

Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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