

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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5 Well Road, Lunanhead, Forfar DD8 3NY

- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **2 Ground Floor Bedrooms**
- **Bathroom**
- **2 Attic Rooms/ Gallery Landing**
- **Gas Central Heating & Double Glazing EPC E**
- **South Facing Gardens**
- **Garage**

Offers over £165,000 (Home Report Value 175K)

This charming end terraced cottage is situated in the village of Lunanhead on the outskirts of Forfar. Nearby Forfar offers a full range of social, leisure and consumer facilities including shops, primary and secondary schooling, major supermarkets and Community Campus. The Dundee/Aberdeen A90 dual carriageway is only a short distance and connects to major routes north and south. Close to the Forfar Path Network, access to many scenic walks is on your doorstep.

The property offers spacious accommodation over two floors, and benefits from gas fired central heating, double glazing, dining size kitchen and modern bathroom with shower. There are two attic rooms on the upper floor which can be adapted to suit the individual purchasers' requirements.

The south facing gardens to front are enclosed and laid out in a cottage style in lawn with herbaceous borders and are well screened by fencing, mature shrubs and trees.

This is an excellent opportunity to obtain an individual home of character within a pleasant village setting and viewing is highly recommended.

Entrance Hallway: Solid oak flooring. Display recess. Double glazed window to front garden.

Lounge: Approx. 5m x 3.32m. Spacious public room. Double glazed window looking to front garden. Solid wood flooring. Display recess. Contemporary style wall radiator.



Kitchen/Dining:

Approx. 7.52m x 2.2m. Fitted with a range of oak finish floor, wall and drawer units. Integral oven, hob and extractor hood. Large walk in larder cupboard also housing the Worcester central heating boiler. Tiling to splash back. Roof light. Dining area has double glazed window and French doors leading to the patio.



Bathroom:

Approx. 2.62m x 2.3m. Modern three piece white suite comprising WC, wash hand basin in storage unit, and bath. Shower over bath with shower screen. Wet wall sparkle effect panelling. Heated ladder style towel rail. Extractor fan. Double glazed leaf motif window to rear.



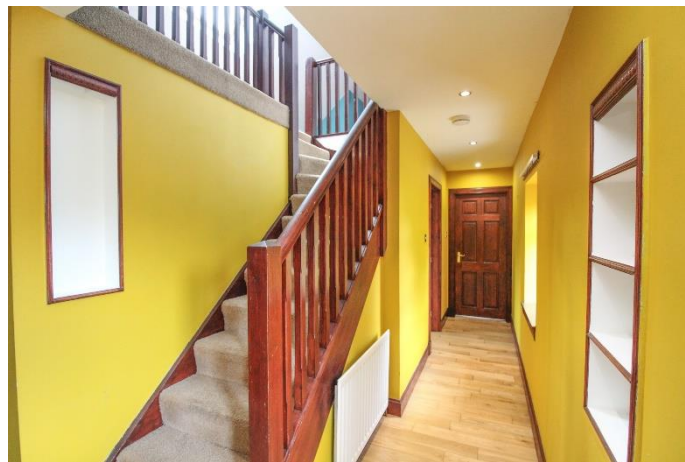
Bedroom 1:

Approx. 4.26m x 4.38m. An excellent size double bedroom. Double glazed window to front. Wall to wall contemporary style mirror fronted wardrobes with shelving and hanging rail. Double glazed Velux window.



Bedroom 2:

Approx. 4m x 2.67m. Double bedroom. Double glazed window to rear. Two display recesses. Fitted wardrobe under stairs with hanging rail.



Upper Floor Accommodation:

Upper Landing:

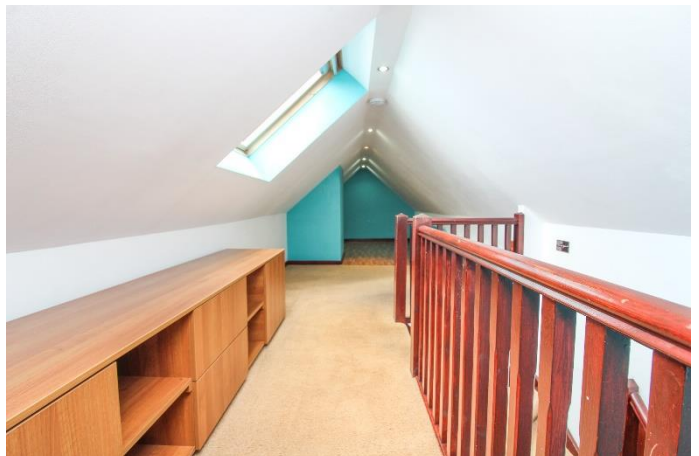
Double glazed Velux window. Suitable as a study area.

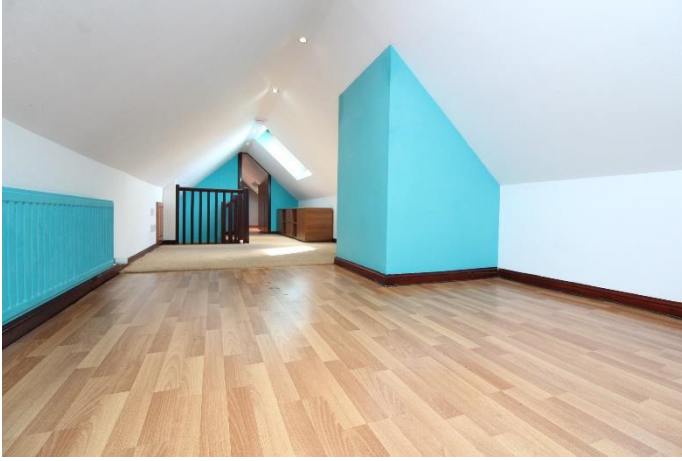
Attic Room:

Approx. 3.62m x 2.96m

Attic Room:

Approx. 4.24m x 2.78m. Double glazed Velux window to rear. Storage cupboards. Fitted wardrobes.





Outside:

The garden grounds are south facing and enclosed to front. Laid out in lawn with mature trees, hedging and rockery borders.

Garage:

Garage in communal parking courtyard.



Illustration For Identification Purposes Only. Not To Scale (ID:1093337 / Ref:88368)





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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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