

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



27 Osprey Crescent, Forfar, DD8 2ES

- **Semi Detached Bungalow (Guild Homes Glenogil)**
- **Hallway**
- **Lounge with Bay Window**
- **Kitchen Dining**
- **Bathroom**
- **2 Double Bedrooms**
- **Attic with Pull Down Ladder**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking**
- **Landscaped Gardens, EPC B**

Offers over £185,000

This well presented semi-detached bungalow is situated in the popular Restenneth Fields development by Guild Homes and is convenient for all local amenities including shops, schools, town centre and public transport. 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 at ground floor level and is in excellent decorative order. The subjects benefit from gas fired central heating, double glazing, solar panels, modern dining sized kitchen with integrated Bosch appliances, modern bathroom with shower. Features include, oak finish internal doors, security alarm system and fitted wardrobes in both bedrooms.

There is driveway parking to the side for several vehicles. The garden to front is laid to lawn with borders. The rear garden is fully enclosed and has patio area and timber shed.

This is an excellent example of the Guild Homes “Glenogil” house style and viewing is essential to fully appreciate.

Entrance Hallway: Double glazed exterior door. Hatch to loft space with pull down ladder. Useful shelved storage cupboard also housing fuse box.

Lounge: Approx. 4.5m x 4.37m. Spacious public room with double glazed bay window to front.





Kitchen/Dining:

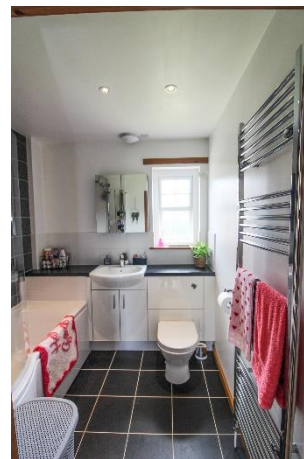
Approx. 4.5m x 3.3m. Fitted with a range of modern floor, wall and drawer units with tiling to splashback. Integral Bosch double oven, gas hob, extractor hood, fridge/freezer and dishwasher. Double glazed window and exterior door to rear garden.





Bathroom:

Approx. 2.2m x 2m. Modern three piece white Roca suite comprising WC, wash hand basin in fitted units, 'P' shaped bath. Shower over bath and shower screen. Part tiled. Extractor. Double glazed frosted window to rear. Large ladder style chrome towel rail.



Bedroom 1:

Approx. 3.4m x 3.25m. Double bedroom with double glazed window to rear. Double mirror fronted wardrobes.

Bedroom 2:

Approx 3.4m x 2.7m. Another double bedroom with double glazed window to front. Single fitted wardrobe.



Outside:

Front garden is laid to lawn with paved pathway and shrub borders with gravel chips.

Driveway parking to side with ample space for several vehicles.

Rear garden is fully enclosed and laid out to lawn with paved pathway and patio area. Timber shed. External water supply.

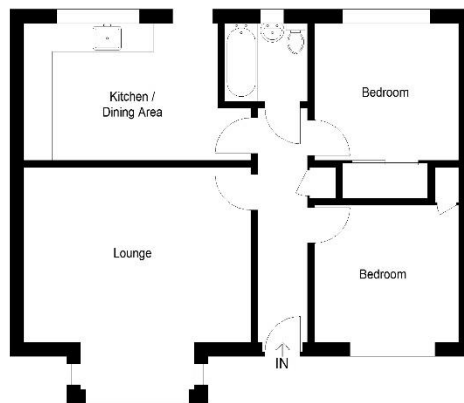


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Not To Scale (ID:1103351 / Ref:88612)



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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