

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



22 Lochbank Road, Forfar DD8 3HL

- **Modern Detached Villa**
- **Vestibule & Hallway**
- **Lounge & Dining Room**
- **Family Room & Sun Lounge**
- **Kitchen Dining**
- **Cloaks/WC**
- **4 Bedrooms & En Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Double Garage with Electric Door & Utility Area**
- **Driveway, Landscaped Gardens, Shed & Summerhouse**

Offers over £330,000

This well presented modern detached villa is situated in a sought after residential location within a short walk to Lochside Country Park, the town centre, Forfar Academy and Community Campus. 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 was built to Elite Homes Lee house style and offers spacious and well-proportioned family accommodation over two floors. Well maintained by the present owners, the property benefits from gas fired central heating, double glazing, a modern fitted dining kitchen with fully integrated appliances and granite work surface, downstairs cloakroom, family bathroom and En Suite to the main bedroom. The range of formal and informal public rooms can be adapted to suit the individual purchasers' requirements.

There is Monoblock driveway for a number of vehicles, and integral double garage with electric door. The gardens to front are laid to lawn with shrubs, and the fully enclosed rear garden is laid out for ease of maintenance and has shed and summer house.

This is an excellent example of the house style which must be viewed to fully appreciate.

- Entrance Vestibule:** Double glazed leaded exterior door and side panels. Karndean flooring. Split pane glazed door into hallway.
- Hallway:** Staircase to upper floor accommodation. Useful cloak cupboard.
- Cloaks/WC:** Approx. 1.1m x 2.27m. Two piece white Roca suite comprising WC, and wash hand basin. Part tiled. Extractor fan.
- Lounge:** Approx. 5m x 5.1m. An excellent size public room. Double glazed south facing window with part views towards Balmashanner. Feature sandstone fireplace with living flame gas fire. Connecting double doors to the dining room.





Dining Room:

Approx. 4.2m x 3m. Another spacious public room. Double glazed windows to rear. Connecting door to family room.

Family Room:

Approx. 4.26m x 4.25m at widest point. An informal public room with access to the sunlounge and kitchen/dining. Useful under stair storage cupboard.



Sun Lounge:

Approx. 3.95m x 3.26m. Another well proportioned public room. Double glazed windows and French doors enjoying pleasant outlook over the gardens to rear. Karndean flooring.





Kitchen/Dining:

Approx. 5.5m x 4.2m. Fitted with a range of modern floor, wall and drawer units. AEG double oven, microwave, gas hob, extractor hood, Bosch dishwasher. Wine fridge. Granite work surfaces and centre island dining area. One and half stainless steel sink and drainer. Further bowl and drainer with mixer tap. Double glazed exterior door. Double glazed window to rear garden. Internal courtesy door to the double garage.



Upper Floor Accommodation:

Upper Landing:

Hatch to loft space with pull down ladder. Shelled linen cupboard



Bedroom 1:

Approx. 4.83m x 5.1m. An excellent size double bedroom. Double glazed south facing windows enjoying rooftop views over the town towards Balmashanner and surrounding countryside. Extensive range of quality fitted bedroom furniture comprising wardrobes, bedside tables, and overhead storage and dressing unit.





En Suite:

Approx. 2.65m x 1.9m. Three piece white suite comprising WC, and wash hand basin in range of fitted units. Walk in shower enclosure. Low maintenance ceiling. Part tiled. Extractor fan. Part wet wall. Double glazed frosted window to front.

Bedroom 2:

Approx. 3.65m x 3m. Spacious double bedroom. Double glazed window to rear. Double fitted wardrobes.



Bathroom:

Approx. 2.2m x 2.8m. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Part wet wall. Fully tiled. Extractor fan. Chrome ladder style towel rail. Double glazed frosted window to rear.



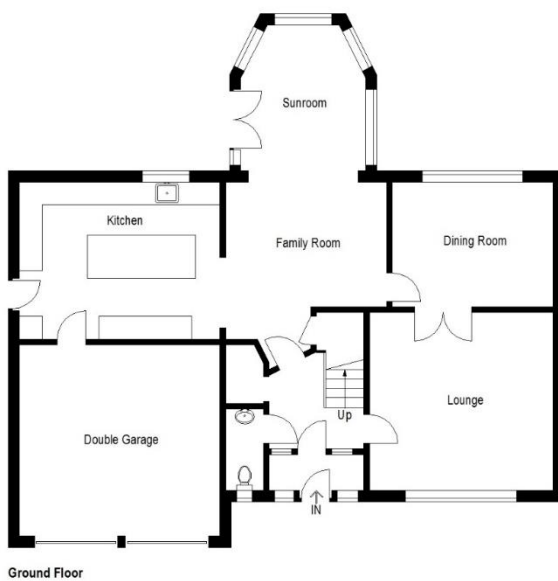
Bedroom 3:

Approx. 3.8m x 3.52m. Another spacious double bedroom. Double glazed window to rear. Three double wardrobes.



Bedroom 4:

Approx. 3.82m x 3.13m. Another good sized double bedroom. Double glazed window to front again enjoying the views. Single fitted wardrobe.



Outside:

Monoblock driveway to front provides ample parking for a number of vehicles with further hard standing area to side. Ramp access to side. The front garden is laid to lawn with shrub borders. The rear garden is fully enclosed and laid out for ease of maintenance in patio areas, gravel chips, large timber shed. Large summer house on raised decking.

Garage:

Approx. 6.2m x 5.75m. Double garage with utility area with sink and plumbing for washing machine. Shelving. Electric remote control door. Internal courtesy 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.

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