

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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## Myrtle Cottage, 14 Brechin Road, Forfar DD8 3JJ

- Semi Detached Bungalow
- Hallway
- Lounge
- Kitchen
- Shower Room
- Dining Room/Bedroom 3
- 2 Double Bedrooms
- Large Attic
- Gas Central Heating & Mostly Double Glazed, EPC D
- Gardens & Garage with Electric Door
- Close to All Amenities

**Offers over £165,000**



This charming stone built semi detached bungalow is situated in a popular residential location within a short walk of the town centre, supermarkets, schools, and transport links. 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 benefits from mostly sealed unit double glazing, modern fitted kitchen with integral oven, hob, extractor, fridge and freezer, modern shower room and three well proportioned bedrooms.

Externally there is driveway parking for several vehicles and garage with electric door. The garden grounds to front, side and rear are laid out in lawn and mature shrubs and trees.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

**Entrance Vestibule:** Exterior door. Glazed door into hallway.

**Hallway:** L shaped hallway with feature arch. Useful storage cupboard also housing the hot water tank. Window to rear providing natural light. Hatch with pull down Ramsay ladder to part floored loft.

**Lounge:** Approx. 4.2m x 5.4m at widest point. Spacious public room. Double glazed patio doors to rear. Feature fireplace with living flame gas fire. Recess display alcove with storage below. Ornate cornice and ceiling rose.





**Kitchen:**

Approx. 3.7m x 2.5m. Fitted with modern floor, wall and drawer units. Integral electric oven, gas hob and extractor hood. Integral fridge and freezer. Plumbed for washing machine. Inset downlighters.



**Bedroom 1:**

Approx. 3.1m x 3.2m Double bedroom.. Range of base and high level wardrobes with three mirror inset panels.

**Bedroom 2:**

Approx. 4.74m x 2.35m. Another good sized room. Two double fitted wardrobes with overhead storage.





**Dining Room/Bedroom 3:**

Approx. 3.95m x 2.33m. Bedroom to front which could also be used as a dining room. Fitted wardrobe.





**Shower Room:**

Approx.2.17m x 1.8m. Three piece white suite comprising WC, wash hand basin and large shower enclosure. Low maintenance ceiling. Fully tiled with wet wall around the shower. Large chrome ladder style towel rail.

**Outside:**

The front garden is laid out for ease of maintenance in gravel chips and bounded by low level stone built dyke. The rear garden is laid mainly to lawn with mature shrub borders, mature trees and conifer hedging. Pedestrian gate. Double gates lead to the driveway with ample parking for several vehicles, and leading to the garage which has electric remote controlled door and power.



## GROUND 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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