

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Glenlyon

A traditional style four bedroom family home



34 Kingfisher Avenue Strathmore Fields, Forfar DD8 3FS

- **Detached Villa by Guild Homes**
- **NHBC**
- **174 sqm- Variation of Glen Lyon House Style**
- **Hallway**
- **Lounge & Open Plan Family Room**
- **Kitchen**
- **Shower Room**
- **4 Bedrooms & En Suite**
- **Bathroom**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Garage with Electric Door**
- **Driveway and Gardens**

Fixed Price £355,000

New Build Detached Villa, a variation of the popular Guild Homes Glen Lyon house design.

Extending to approx 174 sqm this is a well designed and spacious home, focussing on open plan living.

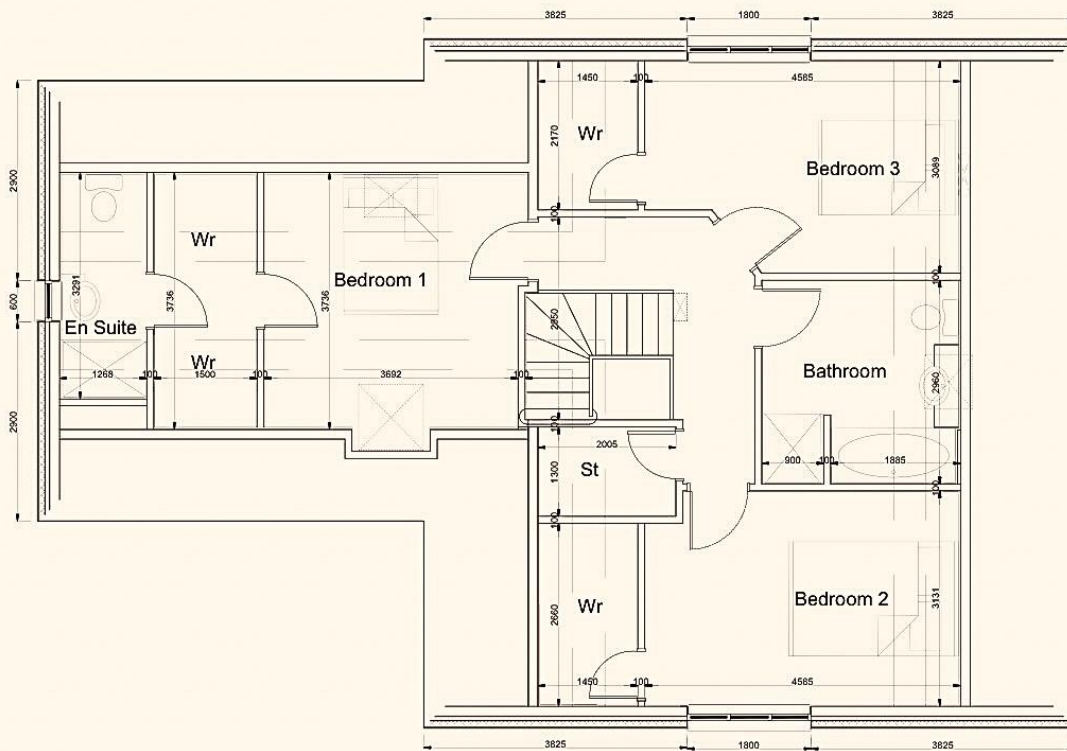
Located at Guild Homes (Tayside) Ltd. Strathmore Fields Development and one of the last remaining properties available.

Driveway parking for a number of vehicles and single garage with electric door and gardens to front and rear.

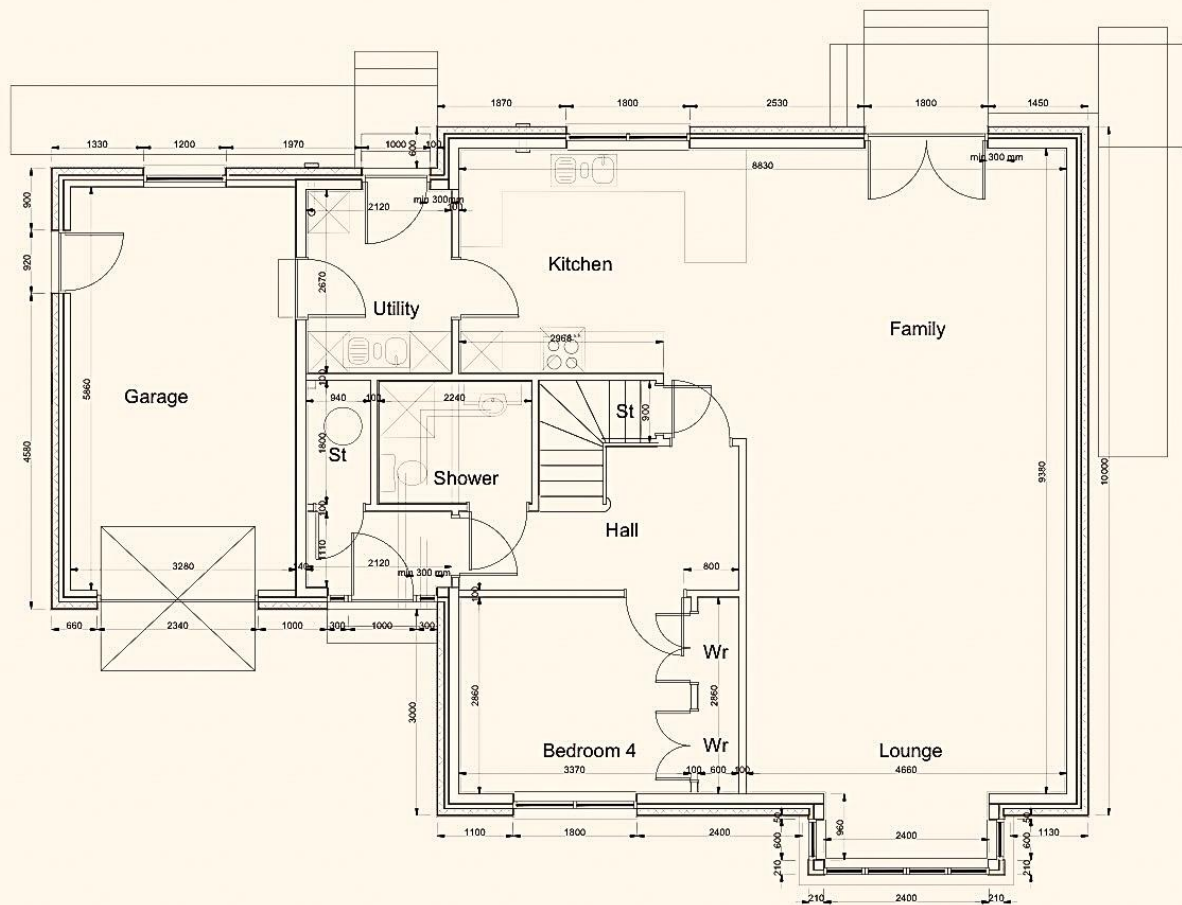
The Royal Burgh of Forfar, formally the county town of Angus, sits in the beautiful rural plains of Strathmore Valley, but within minutes of the main A90 trunk road giving fast and easy access to the cities of Aberdeen, Dundee and Perth. The tall slender spire of the East & Old church with its steeple clock overlooking the town centre acts as a focal point of Forfar and is visible when entering the town from any direction.

Forfar has had a longstanding royal connection, serving as a royal residence in the 12th and 13th century. The late Queen Mother, Elizabeth Bowes Lyon (1900 — 2002) spent much of her childhood at nearby Glamis Castle, her ancestral home. Forfar today, with a population of 13,500, is a thriving town with a great community spirit. Home to a very successful textile industry throughout the years, Forfar still has strong connections in this sector with Don & Low, a well-established textile manufacturer, remaining a major employer in the town. Other businesses of note include Strathmore Water and of course our bakers who are responsible for the world famous 'Forfar Bridie'! There are good community services, including three primary schools, a secondary school, a range of healthcare services, leisure centre and swimming pool. A wide range of leisure facilities provide something for everyone, ranging from golf, bowling, curling or skating at the local ice rink, sailing on Forfar Loch, hill walking in the local Angus Glens or supporting the local football team Forfar Athletic. Youth and women's football are also available in the town. Children are particularly well catered for with a local indoor play area, several play parks, a skate park and a number of local youth organisations. There is plenty of opportunity to 'shop local', with major supermarkets and a large number of independent retailers. A monthly farmers market provides direct access to fresh local produce.



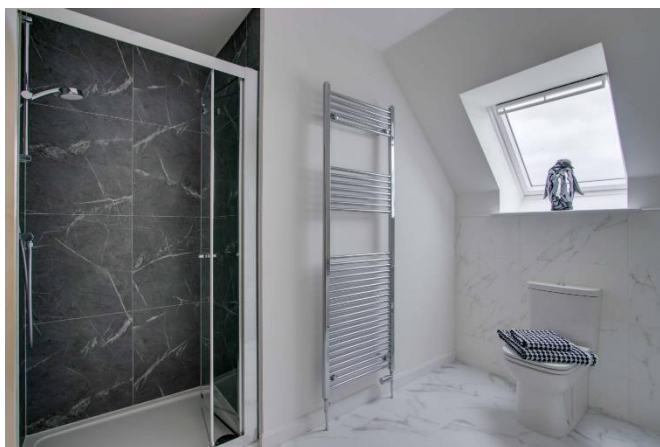


First Floor Plan 1:50



Ground Floor Plan 1:50

Examples photos



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