



Alan E Masterton
SOLICITORS & ESTATE AGENT

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9 Falcon Way, Forfar, DD8 3FW

Offers Over £245,000

Detached Bungalow

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Detached Bungalow

9 Falcon Way, Forfar, DD8 3FW

Situated within a highly desirable residential area of Forfar, this immaculately presented 2 bedroomed bungalow provides spacious living within a quiet street of similar styled properties. Built by the well-established, quality builders Guild Homes this highly sought after modern development, Strathmore Fields, is close to all local amenities with close access to schools, shops and transport links.

This superb, detached bungalow comprises of a bright entrance hallway that gives access to the lounge with feature electric fireplace, modern kitchen with dining and external door that leads out onto a patio within the beautifully presented garden, contemporary shower room, two generously sized bedrooms with built in storage and a hallway cupboard.

This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space. The home benefits from gas central heating, solar panels, integrated appliances, detached garage, summer house, NHBC warranty.

Entrance Hall:

Bright and welcoming entrance hall accessed through a white composite front door giving access to the lounge, kitchen, shower room, 2 bedrooms and built-in storage cupboard.

Lounge:

4.35m x 4m:

A well-proportioned room which enjoys the feeling of space and lightness through the bay window overlooking the front of the property, feature electric fireplace creates a focal point to the family room.

Kitchen/ Dining:

3.75m x 3.50m:

An extremely spacious, high spec, modern kitchen with dining area that's flooded with natural light from the rear facing window overlooking the garden. Ample storage space provided by a good range of off white cabinets with complementary worktop with tiled splash back. Appliances within the kitchen include a built-in Bosch double oven, integrated Bosch microwave and gas hob with overhead extractor, integrated dishwasher, fridge freezer. The kitchen also benefits from high quality laminate flooring throughout and external door leading out into the garden, making the ideal spot for outdoor dining an entertaining in the warmer months.

Shower Room:

2.20m x 2.05m:

Accessed directly from the entrance hall, this spacious and stylish shower room consists of a large, shower cubicle with dual head rainfall shower within, back to wall w.c and wash hand basin within a vanity unit providing excellent additional storage, contemporary tiles, chrome heated towel rail, vinyl flooring, downlights.

Bedroom 1:

3.40m 3.10m:

A very spacious bright and airy double bedroom with window overlooking the front of the home, ample storage space provided by two built-in double wardrobes.

Bedroom 2:

3.40m x 3.30m:

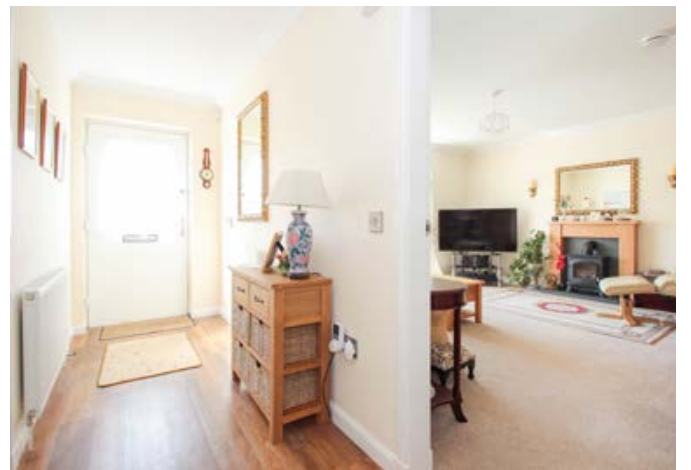
Another bright and airy bedroom overlooking the rear garden of the home with two built-in double wardrobe.

Garage:

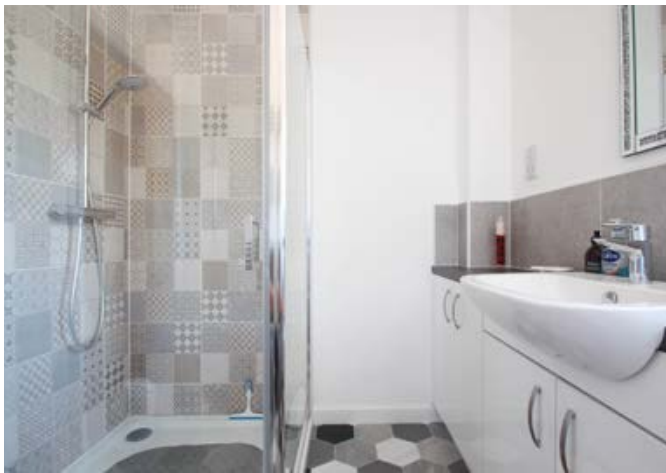
The garage is accessed by a white up and over doors from the driveway and an external door from the back garden. Light and power points installed, ideal additional storage or car storage facility.

Garden Area:

Attractive low maintenance garden areas to the front and back of the home. The front of the property is laid with stone chips with driveway leading to the detached garage. The garden area to the rear of the home is beautifully hard landscaped: laid mainly with stone chips with patio area providing an excellent space in which to relax in the summer months. Summer house within the garden provides an excellent space that can be used all year round







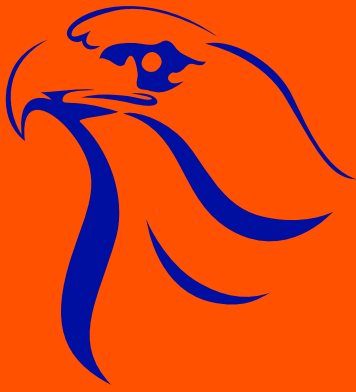




GROUND FLOOR



While 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 misstatement. 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.
Made with Homestyler 1/2024



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Council Tax Band:

D (Angus Council August 2024).

EPC Band:

B

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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