



Solicitors & Estate Agents



3 Balmashanner Place, Forfar
DD8 1PE

EPC - C

Offers Over **£327,500**

3 Balmashanner Place, Forfar

Large Detached Bungalow

Overview

- Detached
- 4 Bedrooms
- Large Lounge
- Kitchen with dining area
- Utility Room
- Bathroom & En-suite
- Gas Central Heating
- Double Glazing
- Driveway and Double Garage

Council Tax Band - E



A well-presented spacious property situated in a quiet area of Forfar



This is a gorgeous bungalow with lovely views over the town of Forfar.

There are several steps leading to the front door. A large bright foyer opening into a hallway welcomes you and leads to all the rooms of the property. At the front of the house there is a large lounge with lovely views, double doors lead into the dining area of the kitchen and the kitchen itself, Patio doors open onto the rear garden. Next to the kitchen is the large utility room. There are 3 good-sized double bedrooms and a smaller double bedroom, with the main bedroom having an en-suite with shower. The family bathroom has a bath and separate shower



Extras

Included in the sale:
Dishwasher, induction hob,
double oven with
microwave, there is a
quooker tap in the kitchen

Exterior

At the rear of the property is
a large east facing garden
laid with grass and 2 patio
areas, which catch lots of
sun.

There is a double garage at
the front of the property
which has electric doors as
well as a well laid garden.

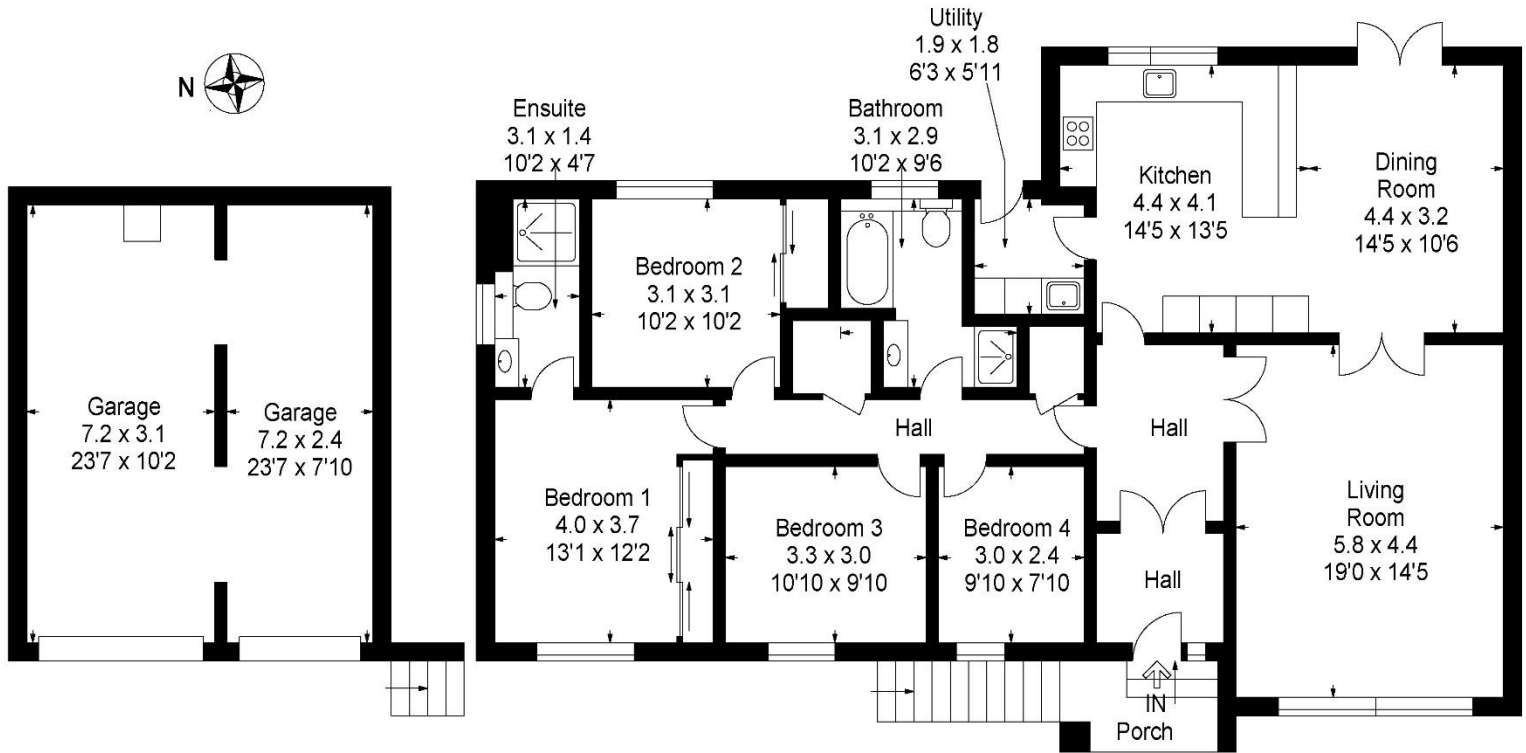
EPC C



Directions

From A90, enter Forfar along
the Dundee Road, take a right
up Northampton Road and
follow the road to as far as it
goes, enter Balmashanner
Place and number 3 is the
second property on the left
hand side.

What3words-
retain.dome.final



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.