

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Barguillan 78a Lour Road, Forfar DD8 2AZ

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Open Plan Family/Dining Room
- Office & Cloaks/WC
- 3 Bedrooms & En Suite
- Family Bathroom
- Double Glazing & Gas Central Heating
- Garage, Store & Utility
- Generously Proportioned Mature Gardens & Driveway



FIXED PRICE £340,000 (Home Report Value 350K)

This traditional detached dwelling house circa 1930's is situated in one of the most sought after residential locations of Forfar, and a short distance from the town centre and all local amenities and services including shops, schools, supermarkets and public transport. 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 individually designed and has retained much of its original character and charm. The subjects have been well maintained by the present owner and is in good decorative order, benefiting from gas fired central heating, double glazing, fitted kitchen, a large open plan family/dining room, four piece family bathroom, and En Suite to the main bedroom.

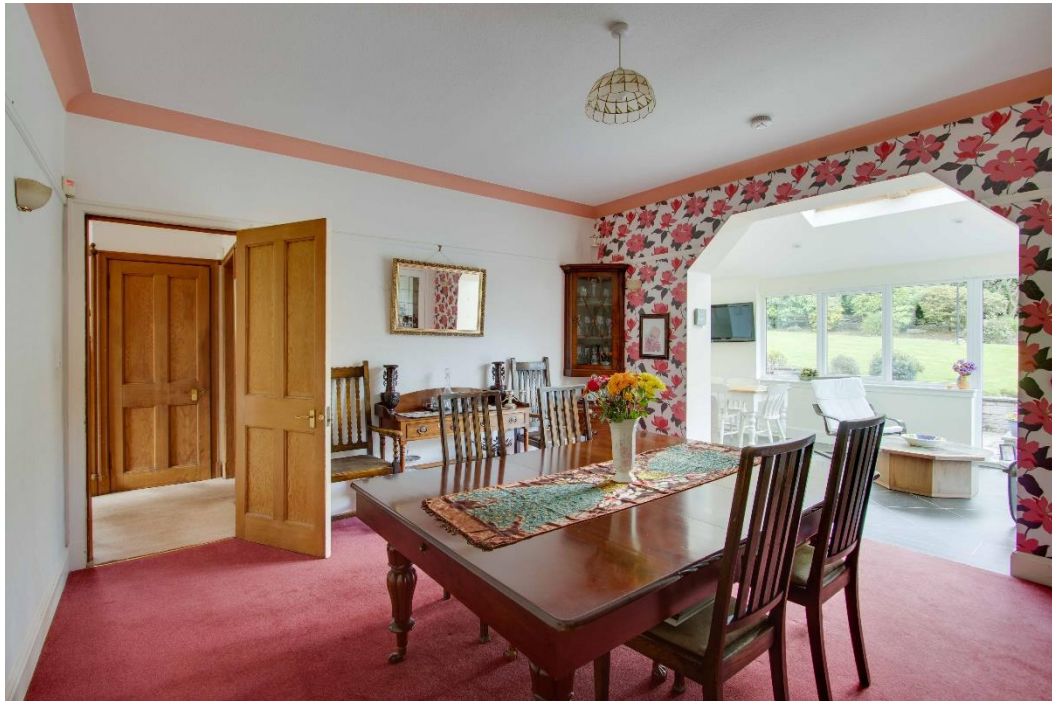
The beautifully landscaped garden grounds with sweeping drive to front lead to a parking courtyard and garage with store and utility room. The gardens to front and rear are again beautifully landscaped with areas of lawn, mature trees, fruit trees, shrubs and herbaceous and rockery borders.

This is a rare opportunity to obtain a home of this style and character within such a desirable location, and viewing is highly recommended.

Entrance Hallway:	Staircase with original balustrade to upper floor accommodation. Large under stair storage cupboard with light, also housing the central heating boiler.
Lounge:	Approx. 4.75m x 4.87m measured into bay window. A bright and spacious public room with double glazed bay window to front. Feature fire surround with marble inset and hearth for decorative purposes only. Picture rail and cornice.
Study:	Approx. 2.25m x 2.14m. Double glazed leaded glass window to front. Access to WC.
Cloaks/WC:	Approx. 2.01m x 1m Two piece white suite comprising WC, and wash hand basin with storage below. Extractor fan.
Dining Room:	Approx. 4.36m x 4.33m. Another spacious public room. Feature arch leads to the family/dining room. Antique fire surround with built in wine rack. Two display cupboards with leaded glass.
Family/ Dining Room:	Approx. 8.26m x 3.1m. Extension to the rear with double glazed picture windows to side. French doors leading to rear patio, again with picture windows to either side. Six Velux roof windows. Karndean flooring. Feature arch into the kitchen.
Kitchen:	Approx. 3.75m x 3.6m. Quality fitted kitchen with a range of floor, wall and drawer units. Display cabinets. Belfast sink. Solid wood work surface. External extractor fan. Range style cooker with five ring gas hob. Karndean flooring. Wine fridge. American style larder fridge freezer. Original maid's bell fitting.
Upper Floor Accommodation:	Staircase has mid landing with double glazed hall window providing natural light.
Upper Floor Landing:	Leads to bedroom and bathroom.
Bedroom 1:	Approx. 4.2m x 4.7m. Spacious double bedroom. Double glazed and leaded windows enjoying outlook over the rear garden. Wall storage cupboard.
En Suite:	Approx. 1.75m x 1.65m. Three piece suite comprising WC, wash hand basin and shower cubicle. Heated towel rail. Extractor fan. Double glazed leaded window to rear.
Family Bathroom:	Approx. 3.12m x 2.74m. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Part tiled. Heated towel rail. Extractor fan. Double glazed leaded window to rear. Hatch to the attic storage.
Bedroom 2:	Approx. 4.41m x 4.36m. An excellent size double bedroom. Double glazed leaded window enjoying views to front. Recess display cupboard with storage below. Picture Rail
Bedroom 3:	Approx. 3.2m x 3.87m. Another spacious bedroom. Double glazed leaded window to front. Picture rail.
Outside:	The property occupies a generous size plot. Wrought iron gates and stone built wall bounding to Lour Road and leading to the sweeping driveway and parking courtyard with ample space for a number of vehicles. Single garage with adjoining store and utility room with plumbing for washing machine. The front and side garden is laid to lawn with rockery borders, mature trees and fruit trees. The rear garden is mature, and enjoys a degree of seclusion and privacy with a large split level patio, lawn and mature shrub and tree and herbaceous borders.





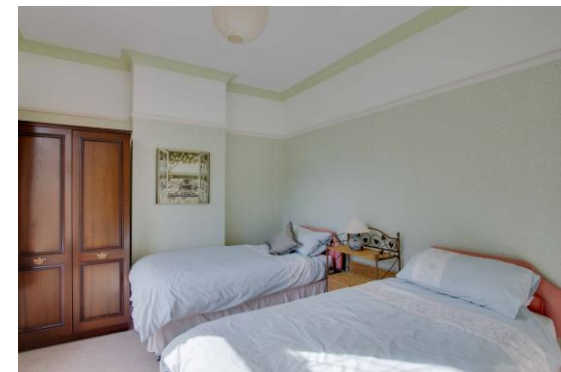


Lounge, Kitchen, Dining Room, Open Plan Family/Dining room, Office & Cloaks/WC



3 Bedrooms, En Suite, Family Bathroom









Generous sized mature gardens, with sweeping driveway, garage, store & utility



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

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