

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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24 North Loch Road, Forfar DD8 3LS

- **Detached 1.5 Storey Dwelling House**
- **Hallway**
- **Lounge & Open Plan Dining Room**
- **Ground Floor Bathroom**
- **Kitchen Dining**
- **5 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **Garage & Store**
- **Mature Gardens to Front & Rear**
- **Close to Lochside Country Park**

Offers over £260,000

This individually designed detached dwelling house is situated in a most sought after location enjoying views over Lochside Country Park, and within short distance of Forfar Loch, town centre, Forfar Academy and Community Campus. 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 deceptively spacious accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, UPVC double glazing on the ground floor, fitted dining size kitchen, modern ground floor bathroom, and shower room on the upper floor.

Externally there is a garage, hard standing parking area and store. The front and rear gardens are mature and laid out in lawn with well stocked shrub and herbaceous borders, the front garden is terraced, with sun terrace enjoying views over the park, and having pedestrian access to North Loch Road.

This is a rare opportunity to obtain a home of this size, style and location, and viewing is essential to fully appreciate.

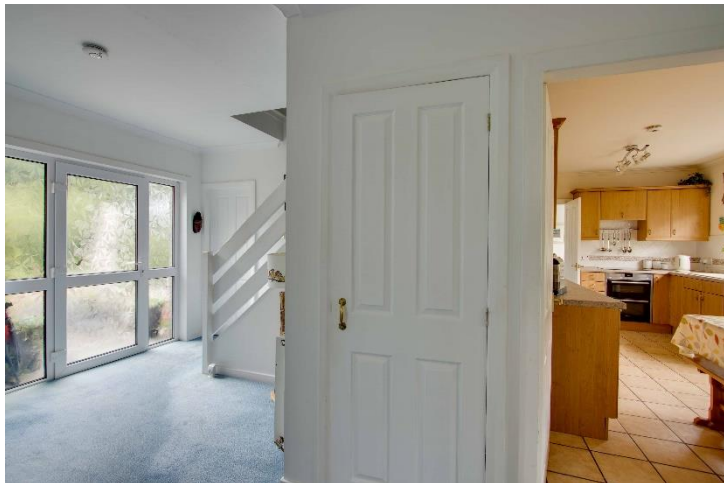
- Entrance Hallway:** Double glazed UPVC exterior door and side panels. Staircase to upper floor accommodation. Large under stair storage cupboard. Further useful shelved cupboard with louvre doors.
- Lounge:** Approx. 6.5m x 3.53m. Bright and spacious south facing room with views over the mature gardens to front towards Lochside Country Park. Focal point of the room is marble fireplace and hearth with electric fire. Open plan to the dining room.
- Dining Room:** Approx. 2.96m x 3.13m. Another spacious public room having double glazed window looking to the rear garden, and access to the kitchen/dining.
- Kitchen/ Dining:** Approx. 5m x 3m. Fitted with a range of modern floor, wall and drawer units. Integral double oven, hob and extractor hood. Dishwasher. Tiling to splash back. Space for table and chairs. Two double glazed windows enjoying views over the rear garden and double glazed exterior door. Tiled floor. External extractor fan
- Bathroom:** Approx. 2m x 2.4m. Modern three piece white suite comprising WC, and wash hand basin in range of fitted units. Bath. Fully tiled. Low maintenance ceiling. Large chrome ladder style towel rail. Double glazed frosted window to rear. Extractor fan.
- Bedroom 1:** Approx. 4.9m x 3.4m. Spacious double bedroom. Double glazed window again enjoying views to Lochside Country Park. Large double mirror fronted wardrobes.
- Bedroom 2:** Approx. 4m x 3.2m. Another well proportioned room. Double glazed window to side. Currently used by the present owners as an office.
- Bedroom 3:** Approx. 2.9m x 3.6m. Double bedroom. Double glazed window to rear.
- Upper Floor Accommodation:**
- Upper Floor Landing:** Built in shelving. Walk in eaves attic with light.
- Shower Room:** Approx. 1.78m x 3.22m. Three piece suite comprising WC, wash hand basin and shower cubicle. Double glazed Velux window. Extractor Fan.
- Bedroom 4:** Approx. 4.3m x 2.7m. Another well proportioned room. Double glazed Velux window to front.
- Bedroom 5:** Approx. 2.43m x 3.3m. Double glazed Velux window to front.
- Outside:** There is pedestrian access from North Loch Road, leading to a beautifully landscaped terraced front garden with mature shrubs, trees, hedging and herbaceous borders. Sun terrace to front. The rear garden is laid in areas of lawn, again with well stocked shrub and herbaceous borders. Raised planters and mature hedging. Store and garage. Hard standing area.







Lounge, Dining Room, & Kitchen Dining

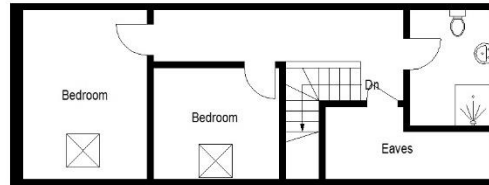


5 Bedrooms, Shower Room, Family Bathroom





Ground Floor



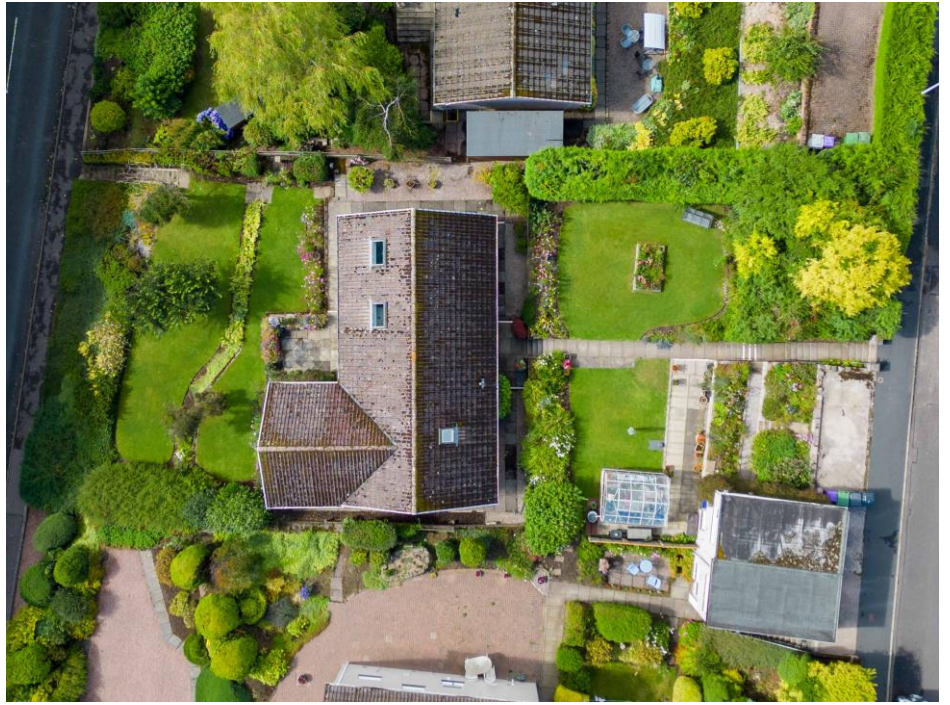
First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1111526 / Ref:88881)





Generous sized mature gardens, with garage & store







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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