

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



17 Merlin Gardens, Strathmore Fields, Forfar DD8 3FH

- **Semi Detached Bungalow**
- **Guild Homes 'Glenogil'**
- **Hallway**
- **Lounge with Bay Window**
- **Kitchen Dining**
- **Shower Room**
- **2 Bedrooms**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Driveway and Gardens**

OFFERS OVER £200,000

This well presented semi-detached bungalow is situated in the popular Strathmore Fields development by Guild Homes Tayside Ltd. and enjoys open views over the surrounding countryside towards the Angus Glens. The town centre, Lochside Country Park and Forfar Academy and Community Campus are within convenient walking distance. The Dundee/Aberdeen A90 dual carriageway is easily accessible and connects to major routes north and south. Forfar offers a broad cross section of social, leisure and consumer facilities and is within commuting distance of Dundee, Aberdeen and most Angus towns.

The property was built to the Guild Homes' Glenogil' design and is in excellent decorative order throughout. The subjects benefit from gas fired central heating, UPVC double glazing, solar panels, modern fitted kitchen with integrated double oven, hob, extractor, fridge and freezer, modern shower room, bay window in lounge, and two double bedrooms, both with fitted wardrobes.

Externally there is driveway parking for several vehicles, and timber shed. The garden to front is laid out in gravel chips, and paving stones, and the rear garden is laid to lawn with paving stones. This is an excellent retirement home or starter home, and viewing is highly recommended to fully appreciate.

The remainder of the Guild Homes NHBC guarantee will still be in force.

Entrance Hallway:

Karndean flooring. Hatch to loft space with pull down ladder. Useful cupboard also housing electricity meters, having power sockets.

Lounge:

Approx. 4.2m x 5.32m. Spacious public room. Double glazed bay window to front enjoying open outlook towards the surrounding countryside towards the Angus Glens. Karndean flooring.



Kitchen/Dining:

Approx. 4.14m x 3.3m. Fitted with a range of modern floor, wall and drawer units. Integral Bosch double oven, induction hob, extractor hood, fridge and freezer. Plumbed for washing machine. Tiling to splash back. Cupboard housing central heating boiler. Double glazed window to rear. Double glazed exterior door. Large, shelved larder cupboard with light.





Bedroom 1:

Approx. 4.3m x 2.9m. Spacious double bedroom. Double glazed window to rear. Double fitted wardrobe.



Bedroom 2:

Approx. 2.9m x 3.3m. Double bedroom. Double glazed window to front. Single fitted wardrobe.



Shower Room:

Approx. 3m x 2.17m. Modern quality three piece white suite comprising WC and wash hand basin in fitted units. Tiling to splashback. Separate shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed frosted window to rear.

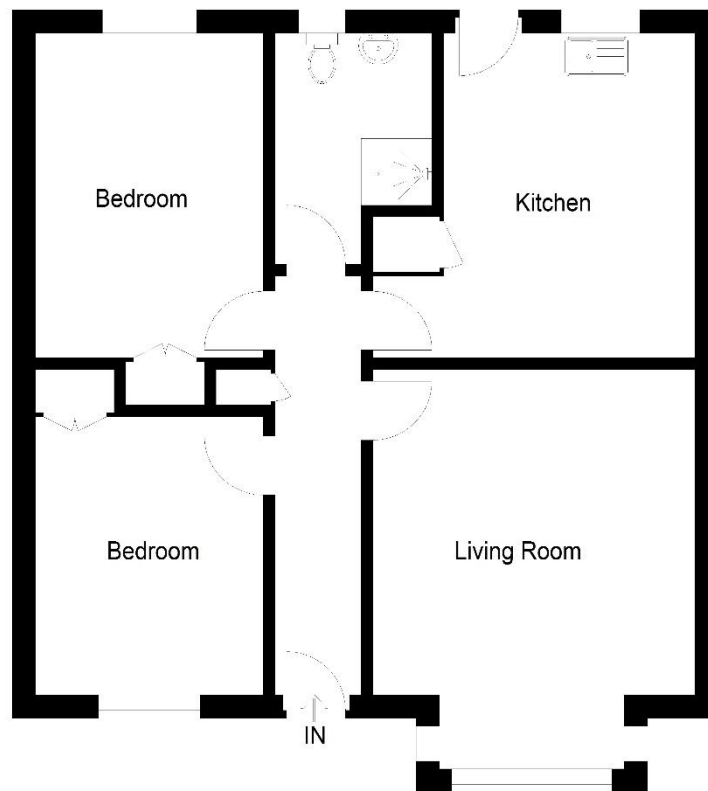


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Not To Scale (ID:1119584 / Ref:89098)

Outside:

Driveway parking for several vehicles. The rear garden is laid out in lawn with patio areas.



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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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