

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Manor Park, Craig O' Loch Road, Forfar DD8 1BT

- **Impressive Detached Stone Built Villa**
- **Vestibule & Hallway**
- **Living Room & Dining Room**
- **Snug**
- **Luxury Kitchen**
- **Sun Lounge**
- **Ground Floor Modern Shower Room**
- **3 Double Bedrooms & Dressing Room**
- **Modern Luxury Bathroom**
- **Gas Central Heating & Partial Double Glazing, EPC E**
- **Large Mature Gardens & Range of Outbuildings**
- **Long Driveway, Double Garage & Storage Units**
- **Business Opportunity with Thriving Storage Business**



Offers over £610,000

This impressive, extended traditional detached Victorian villa is situated in the prime central, yet secluded location within the County Town of Forfar. All local amenities including town centre, supermarkets and local shops are within walking distance. 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 originates circa 1875 and has retained much of the original character and charm. The property was extended 2009/2010 to provide a large sun lounge and utility room to the rear. Having been well maintained by the present owners, the subjects benefit from gas fired central heating, part double glazing, luxury kitchen with integrated Meile appliances, large laundry room, and luxury shower room on the ground floor and bathroom on the upper floor. Features include ornate corncicing and plasterwork, working fireplaces in the lounge and snug, and living flame gas fire in the dining room. There is solid oak and pitch pine flooring, interior doors and surrounds throughout.

Externally the gardens are generously proportioned and secluded, screened by mature hedging, stone build walls and deciduous and evergreen trees. The gardens are beautifully landscaped with sweeping driveway leading to the double garage to rear. Parking areas, sun terrace, and four outbuildings.

An added attraction is the adjoining outbuilding which has been run as a thriving storage business, with thirty-eight secure units which are for rented storage.

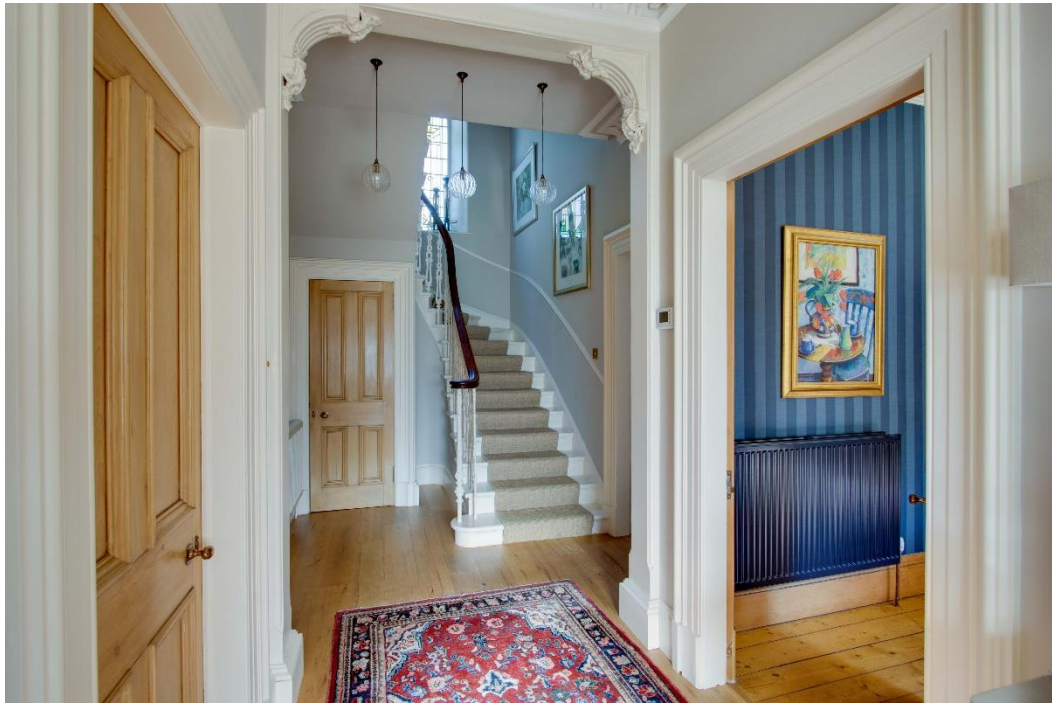
This is truly a one of home of quality and character and only with internal inspection will the purchaser fully appreciate the high standard of property being offered for sale.

Entrance Vestibule:	Exterior storm door. Ornate corning. Solid pitch pine glazed door with opaque side panels to hallway.
Hallway:	Impressive reception hallway. Staircase with original balustrade leading to upper floor accommodation. Ornate corning and plasterwork.
Sitting Room:	Approx. 4.88m x 5.6m measured into the bay window. Impressive public room. Sash and case south facing bay window enjoying views over the front garden. Feature fire surround with marble inset and hearth. Working fireplace.
Dining Room:	Approx. 4.72m x 5.6m measured into the bay window. Another well-proportioned public room. Sash and case bay window with restored fixed window shutters. Again, with views to front. Ornate reclaimed fire surround with tiled inset and hearth. Living flame gas fire. Ornate corning and ceiling rose.
Snug:	Approx. 4.7m x 4m. A cosy public room in Farrow & Ball colours. Sash and case windows to rear and side. Feature fire surround. Working fireplace on slate hearth.
Inner Hallway:	Under stair storage cupboard. Access to the shower room.
Shower Room:	Approx. 2.85m x 3.92m. Modern quality Villeroy and Boch suite comprising WC, wash hand basin and large walk-in shower enclosure. Heated ladder style towel rail. Recess display shelving. Built in storage cupboards. Tiled floor.
Kitchen/ Dining:	Approx. 4.27m x 4m. Modern quality fitted kitchen. Fully integrated Miele appliances including oven, steam oven with warming drawer, full length fridge, dishwasher, hob and siemens extractor hood. Island workstation with breakfast bar. Corrian work surfaces with moulded one and half sink and drainer. Double glazed windows with window shutters to side. Two contemporary style wall radiators. Inset downlighters. Double split pane doors to the sun lounge.
Sun Lounge:	Approx. 5.54m x 3.4m. An extension to the property in 2009/20010. Double glazed split pane windows and French doors to side and rear. Built in library shelving with storage below.
Utility Room:	Approx. 3.92m x 3m. Plumbing for washing machine. Space for tumble dryer. Belfast sink. Solid wood work surfaces. Tiling to splashback. Cupboard housing central heating boiler. Heated towel rail. Two built in wardrobes/shelved cloak cupboards with light and hanging rail.
Upper Floor Accommodation:	Staircase has mid floor landing, and original stained and leaded glass hall window.
Upper Landing:	Ornate corning. Hatch to loft space.
Bathroom:	Approx. 2.7m x 4m. Quality Villeroy & Boch bathroom. Comprising WC, wash hand basin, double sinks and bath. Tiled floor. Part tiled. Inset downlighters. Chrome heated towel rail. Double glazed windows with shutters to side and rear.
Bedroom 1:	Approx. 4.75m x 5.3m. Bright and spacious double bedroom. Sash and case bay window to front. Further window to side. Views through the trees towards Balmashanner. Sink unit. Feature arch to dressing room.
Dressing Room:	Approx. 1.9m x 2.83m. Fully fitted wardrobes and overhead storage units. Sash and case window to front.
Bedroom 2:	Approx. 4.37m x 5.3m. Another excellent size double bedroom. Double glazed bay window to front.
Bedroom 3:	Approx. 4m x 4.15m. Double bedroom. Sash and case windows to front and side.
Study:	Approx. 3m x 1.85m. Window to rear. Built in shelving.
Outside:	The gardens can be described as an oasis of green within a central location. Screened by stone-built walls, mature evergreen and deciduous trees. The wrought iron double gates lead to the driveway and parking area towards the double garage to the rear. The gardens are beautifully landscaped in areas of lawn with sun terrace to front. The rear and side gardens are stocked with mature rose beds, feature arch with clematis, mature beech hedging and a range of fruit trees including bramley apples, Victoria plum, damson, red apples and greengage. Many feature areas, again stocked with mature shrubs, herbaceous borders and arboreum. Herb garden. Drying area. Four adjoining outbuildings, comprising potting shed, office, wood shed and wash house with double Belfast sink, all with power except the potting shed.
Storage Business:	38 secure units which have been rented for storage. This has been a thriving business for the present owner since 2005. Accounts can be made available to seriously interested parties.





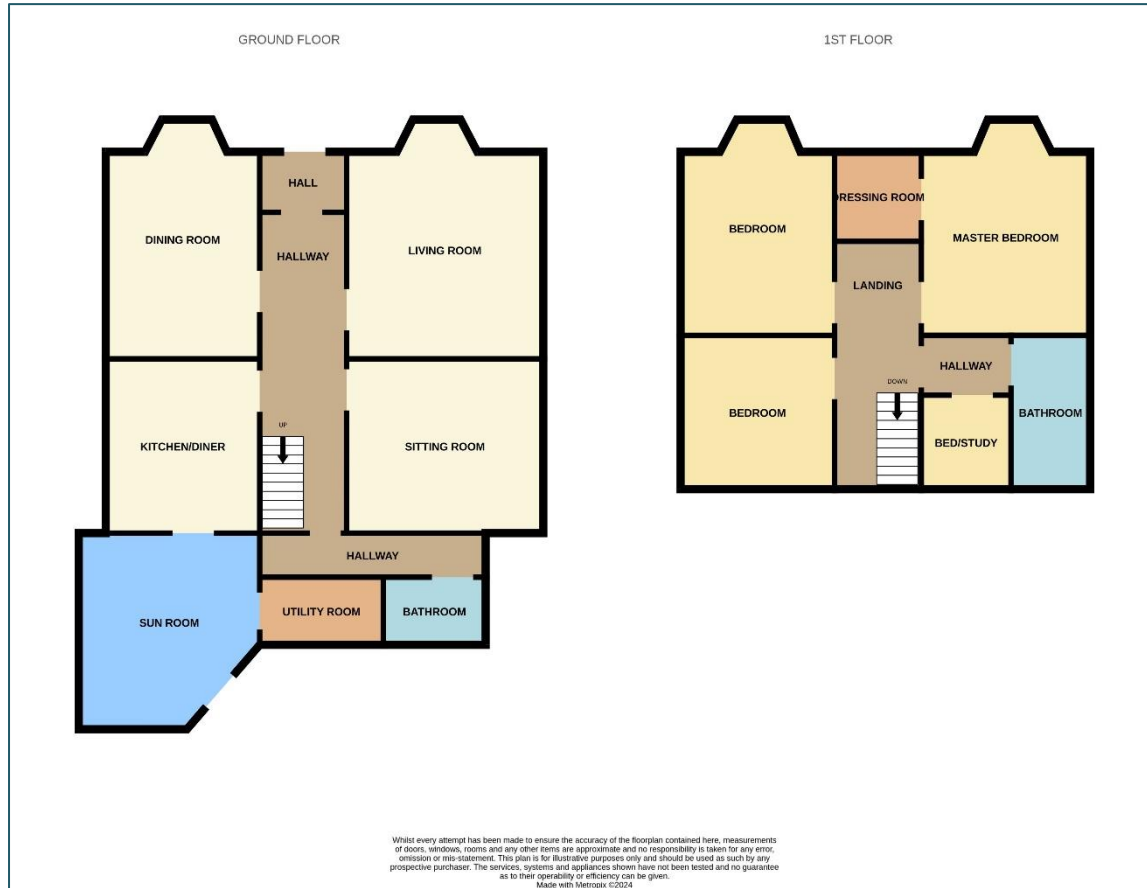




Living Room, Kitchen, Dining Room, Sun Lounge, Snug, Utility & Shower Room







3 Double Bedrooms, Dressing Room, Office/Bedroom 4, Luxury Bathroom





Generous sized mature gardens, with sweeping driveway and double garage



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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