

# Property for Sale

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### **3 Cunninghill View, Kingsmuir, Forfar, DD8 2EF**

- **Modern Detached Villa in Cul de Sac**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining & Utility Room**
- **Dining Room**
- **Sun Lounge**
- **Cloaks/WC**
- **Family Bathroom**
- **4 Bedrooms, En Suite & Dressing Room/Walk in Wardrobe**
- **Double Garage & Driveway**
- **Double Glazing, Oil Fired Central Heating & Solar Panels, EPC C**

This impressive, modern detached villa is situated within a small cul-de-sac of varied yet similar style homes within the village of Kingsmuir which lies on the outskirts of the county town of Forfar. Nearby Forfar offers a full range of social leisure and consumer facilities, including primary and secondary schooling, independent retailers and major supermarkets. Forfar offers convenient access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well proportioned accommodation throughout and has been well maintained by the present owners. The subjects benefit from oil fired central heating, double glazing with French doors, solar panels, modern fitted kitchen with Island workstation, separate utility room, open plan dining room, and sun lounge to the rear of the property. On the upper floor are four spacious double bedrooms with family bathroom, ensuite and dressing room. Features include Amtico flooring throughout most of the property, oak balustrade and security alarm system.

There is monoblock driveway providing ample off street parking for multiple vehicles leading to the integral double garage, electric door and internal courtesy door. Occupying a generous sized plot the garden to front garden is laid to lawn and the enclosed rear gardens are well proportioned and laid to lawn with large decking and paved patio.

This is an ideal opportunity to obtain a substantial modern home in move in condition in a pleasant village location and viewing is highly recommended.

**Offers over £395,000 ( Home Report Value 410K)**

<b>Vestibule:</b>	Double glazed exterior door and side panels. Two storage cupboards. Amtico flooring with centre feature,
<b>Reception Hallway:</b>	Staircase to upper floor accommodation with oak balustrade. Understair storage cupboard.
<b>Cloaks/WC:</b>	Approx. 1.6m x 1.27m. Modern two piece white suite comprising WC and wash hand basin. Tiled floor and part tiled wall. Chrome heated towel rail. Extractor fan.
<b>Lounge:</b>	Approx. 6.36m x 4.m. Excellent sized public room with double glazed bay window to front.
<b>Dining Room/Office:</b>	Approx. 4.2m x 2.65m Double glazed window to front. Range of fitted display/storage units.
<b>Kitchen:</b>	Approx. 4.9m x 4.35m Modern quality kitchen with range of floor, wall and drawer units. with island workstation & breakfast bar. Rangemaster cooker and canopy extractor hood. Integral dishwasher. Wine cooler. Double glazed window to rear.
<b>Utility Room:</b>	Approx. 3.53m x 2.3m. Double glazed window and exterior door to rear. Plumbed for washing machine and space for further appliances. Integral courtesy door to garage. Storage cupboard. Extractor fan.
<b>Dining Room:</b>	Approx. 5.12m x 4.2m. Another spacious public room accommodating a large table and chairs. Open plan to sun lounge and kitchen.
<b>Sun Lounge:</b>	Approx. 4m x 3.7m. Double glazed windows to rear and side and French doors leading to garden and decking.
<b>Upper Floor:</b>	
<b>Upper floor landing:</b>	Oak balustrade.
<b>Bedroom 1:</b>	Approx. 5.5m x 4.68m. Spacious main bedroom with double glazed windows to front. Fitted wardrobe.
<b>En Suite:</b>	Approx. 3.5m x 2.67m. Modern three piece suite comprising WC, wash hand basin in range of storage units and shower enclosure. Tiled. Chrome ladder style towel rail.
<b>Dressing Room;</b>	Approx. 3.75m x 1.64m. Double glazed window to rear. Shelving and hanging rail.
<b>Bedroom 2:</b>	Approx. 2.95m x 3.42m. Double bedroom with double glazed window to front. Walk in wardrobe Approx. 2m x 1.78m – light, shelving and hanging rail.
<b>Bedroom 3:</b>	Approx. 4.22m x 3.1m. Double bedroom with double glazed window to rear. Fitted wardrobe.
<b>Bedroom 4:</b>	Approx. 4.22m x 3m. Double bedroom with double glazed window to rear. Fitted wardrobe with light.
<b>Bathroom:</b>	Approx. 2.9m x 3m. Modern four piece white suite comprising WC, wash hand basin, shower cubicle and bath. Chrome heated towel rail. Extractor fan. Tiled. Double glazed Velux window.
<b>Outside:</b>	Generous sized plot. Monoblock driveway with parking for multiple vehicles and leading to the integral double garage with electric door. Garden to front laid to lawn. Rear garden is enclosed and laid to lawn with shrubs and apple tree. Patio with centre feature. Decking with balustrade.





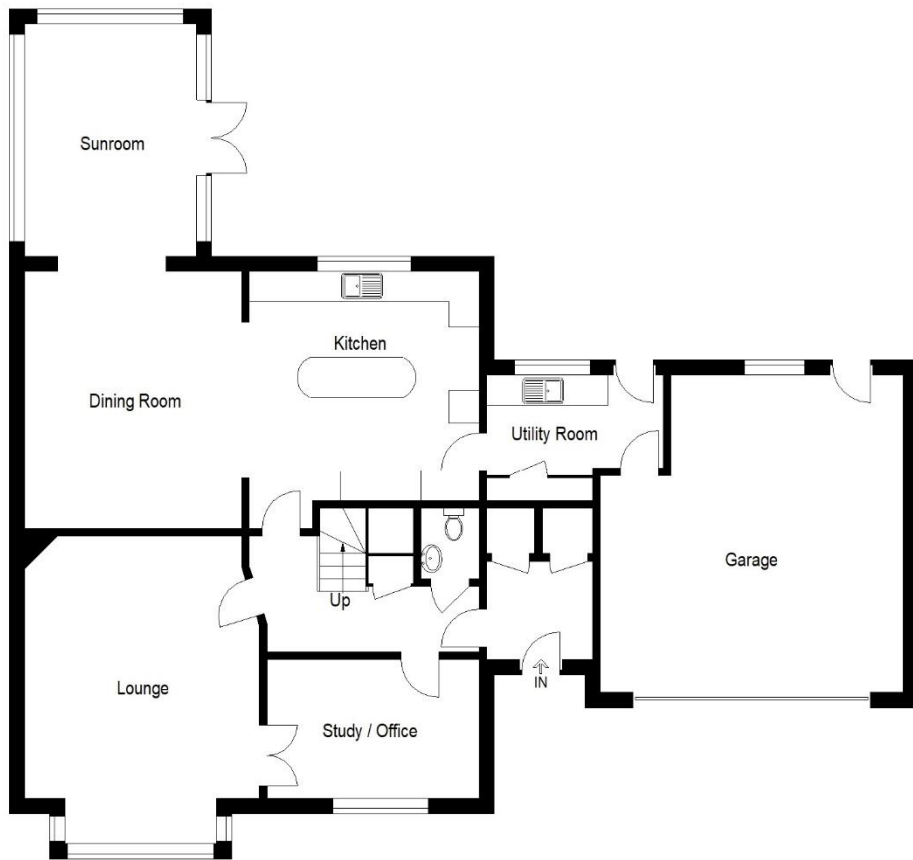


Vestibule , Hallway, Living Room, Kitchen Dining Room, Sun Lounge, Dining Room, Utility, Cloaks/Wc & Office

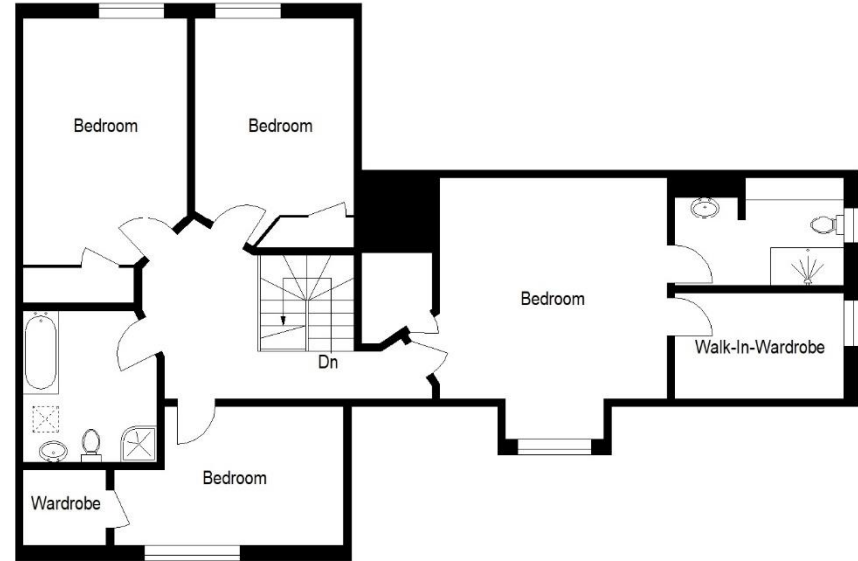








Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1131353 / Ref:89380)





## 4 Bedrooms, Dressing Room, En Suite & Family Bathroom





**Generous sized gardens, driveway for multiple vehicles 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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