

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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## Cunmont, 6 Roberts Street, Forfar DD8 3DG

- **Traditional Detached Villa**
- **Vestibule & Reception Hallway**
- **Lounge & Dining Room**
- **Breakfasting Kitchen**
- **Cloaks/WC, Boiler Room & Cloakroom**
- **Family Room**
- **4 Bedrooms, 2 En Suite**
- **Shower Room**
- **Double Glazing & Gas Central Heating, EPC D**
- **Driveway & Double Garage/Storage, 2 Sheds**
- **Gardens to Front & Rear**



This impressive and substantial traditional period home is situated in a popular residential location within convenient distance of all local amenities and services including the town centre, Whitehills Primary school, local shops, public transport and Forfar 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 dates back to circa 1935 and has retained much of its original character and charm including ornate corning, plasterwork, and original stained glass windows. Modern features include quality UPVC double glazing, woodburning stove in lounge, gas fired central heating, modern fitted kitchen with granite work surfaces, feature fireplaces, modern shower room, downstairs cloaks/WC, and two En suite. The range of public rooms and bedrooms can be adapted to suit the original purchasers' requirements.

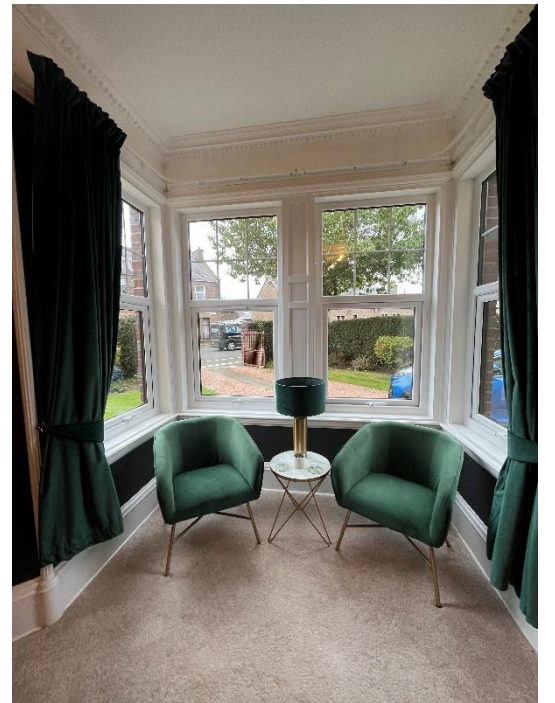
Occupying a corner plot, the property is screened by mature hedging, shrubs and trees, with driveway parking for several vehicles and double garage. The rear garden is fully enclosed and laid out in lawn with patio areas and two sheds.

Only with viewing will the purchaser fully appreciate the quality of home being offered for sale, together with the spacious nature and characterful features.

**Offers Over £385,000 (Home Report Value 400K)**

<b>Entrance Vestibule:</b>	Original mosaic tiled floor. Exterior storm door. Stained and leaded glass window. Ornate stained and leaded door and side panels into hallway.
<b>Hallway:</b>	Spacious reception hallway with original wooden staircase and balustrade to upper floor accommodation.
<b>Lounge:</b>	Approx. 5.26m x 4.92m with further double glazed bay window recess. An excellent sized public room. Double glazed windows to front and side. Focal point of the room is an attractive marble fire surround with cast iron inset, marble hearth and woodburning stove. Picture rail and ornate corning.
<b>Family Room:</b>	Approx. 4.37m x 4m. Informal public room to the rear of the property with double glazed French doors leading to the rear garden. Also enjoying rooftop views over the town towards Balmashanner Hill and monument. Focal point is attractive carved fire surround with decorative tiled inset and hearth. Living flame gas fire. Picture rail and cornice.
<b>Cloaks/WC:</b>	Approx. 2.47m x 2.4m. L shaped room. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to rear.
<b>Dining Room:</b>	Approx. 6m x 4.96m. Another impressive public room. Double glazed bay window to front. Double glazed window to side. Focal point of the room is an attractive carved fire surround with decorative tiled inset and slate hearth. Cornice and picture rail.
<b>Kitchen/Dining:</b>	Approx. 4.15m x 3.72m. Modern quality fitted kitchen with a range of floor, wall and drawer units. Island workstation all with granite work surfaces. Belfast sink with mixer tap. Tiled to splash back. Breakfast bar. Range style Smeg cooker with canopy extractor hood. Plumbed for dishwasher. Recess for larder style fridge freezer. Double glazed window to rear.
<b>Rear Vestibule:</b>	Double glazed window and UPVC exterior door to side. Cloak rail. Ornate stained glass and leaded window. Large storage cupboard, also housing central heating boiler and hot water cylinder. Plumbing for washing machine. Double glazed window to rear.
<b>Upper Floor Accommodation:</b>	Staircase has mid floor landing. Double glazed hall stained glass window to rear providing natural light.
<b>Upper Floor Landing:</b>	Solid wood balustrade. Picture rail. Hatch to loft space. Shelved linen cupboard with light.
<b>Shower Room:</b>	Approx. 2.45m x 1.5m. Modern three piece white suite comprising WC, wash hand basin with storage below. Shower cubicle. Extractor fan. Chrome ladder style towel rail. Fully tiled to floor and wall. Low maintenance ceiling with downlighter. Stained glass porthole window.
<b>Bedroom 1:</b>	Approx. 5.13m x 4.62m. Further double glazed bay window recess. Double glazed window to side. Picture rail and cornice. Double mirror fronted wardrobes. Further shelved fitted wardrobe.
<b>Bedroom 2:</b>	Approx. 5.38m x 3.95m. Spacious double bedroom. Double glazed window to front and side. Three door mirror fronted wardrobe.
<b>En Suite Shower Room:</b>	Approx. 2.88m x 1.84m. Modern three piece suite comprising WC, wash hand basin and shower enclosure with wet wall. Fully tiled floor and walls. Chrome ladder style towel rail. Extractor fan. Low maintenance ceiling. Sun pipe for natural light. Inset mirror.
<b>Bedroom 3:</b>	Approx. 5.76m x 3.6m. An excellent sized double bedroom. Double glazed windows to side and rear. Double mirror fronted wardrobe.
<b>En Suite:</b>	Approx. 2.6m x 2.81m. Four piece traditional style modern suite comprising WC, wash hand basin, roll top bath with shower handset mixer. Large shower enclosure. Fully tiled. Double glazed frosted window to side.
<b>Bedroom 4:</b>	Approx. 4.42m x 3.9m. Another excellent sized double bedroom. Double glazed window to rear. Again, with views over the town towards Balmashanner. Double mirror fronted wardrobes. Shelved recess.
<b>Outside:</b>	The property is screened by a mid-level brick wall with pillars to side leading to the driveway which has ample parking for several vehicles. Mature hedging. The front garden is laid to lawn with a range of mixed shrubs. Log store. The rear garden is fully enclosed and laid out to large patio, lawn, pergola and drying area. Two sheds
<b>Double Garage:</b>	Approx. 5.75m x 5.4m. Courtesy doors to front and rear. Currently used as a store/playroom but can easily be reinstated to garage use.







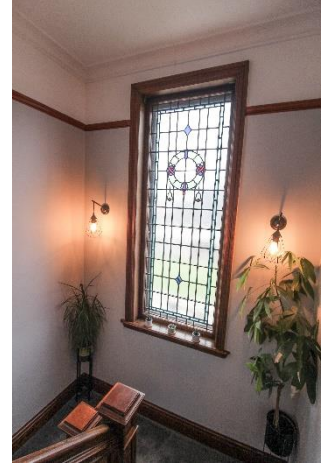






**Living Room, Kitchen, Dining Room, Family Room, Cloaks/WC & Cloakroom**

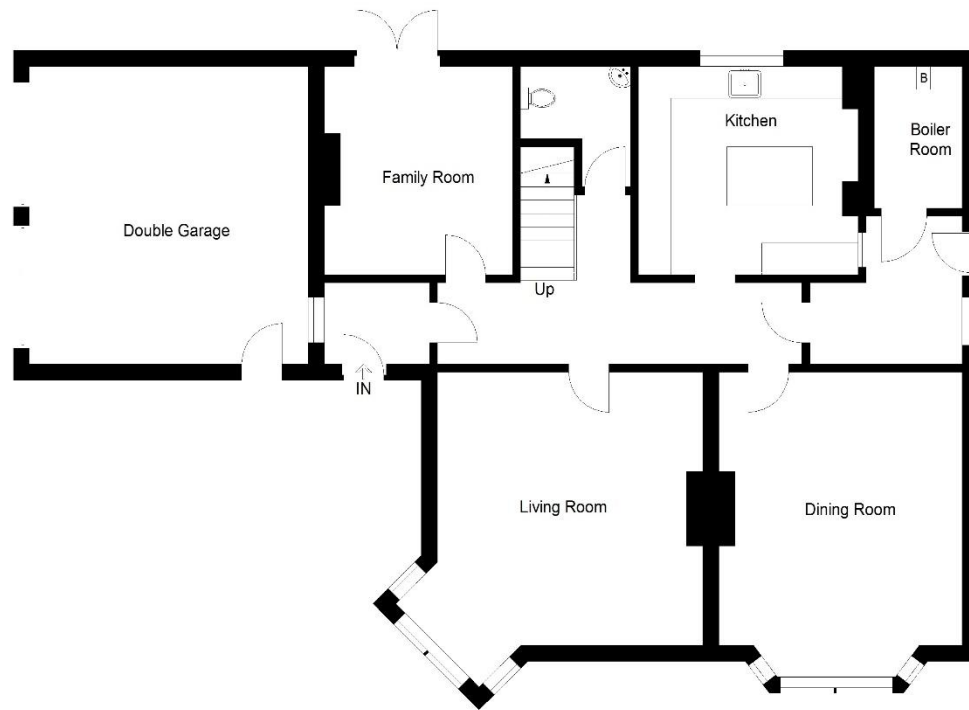












Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1129906 / Ref:89355)







**4 Double Bedrooms, 2 En Suite & Family Shower Room**





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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