

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**7 Mallard Drive, Strathmore Fields, Forfar DD8 3FL**

- **Modern Detached Bungalow**
- **Guild Homes Glenisla + 0.6m**
- **Hallway**
- **Loung with Bay Window**
- **Kitchen/Dining**
- **Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating, Double Glazing & Solar Panels, EPC B**
- **Driveway Parking with Space for Garage**
- **Gardens to Front & Rear**

**Offers over £265,000**



This modern detached bungalow is situated within the sought-after Strathmore Fields development by Guild Homes and is within convenient access of all local amenities and services including Forfar Academy, Community Campus, town centre and Lochside Country Park. 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 has been built to a high specification to the Guild Homes Glenisla house style with an additional 0.6m. The subjects benefit from gas fired central heating, UPVC double glazing, solar panels, a modern quality dining size kitchen with integral Bosch appliances, modern bathroom, en suite to the main bedroom and Karndean flooring.

In addition there are attic trusses which are suitable for attic conversion if required which would add another two bedrooms and bathroom subject to building warrants etc..

Externally there is driveway parking for multiple vehicles with space for garage and electric car charging point. The gardens to front are laid to lawn, and the fully enclosed rear garden has two patio areas.

This is an excellent example of the house style which will suit the needs of a number of purchasers and viewing is highly recommended.

**Entrance Hallway:** Double glazed exterior door. Hatch to loft space with pull down ladder. Useful storage cupboard.

**Lounge:** Approx. 5.46m (measured into bay window) x 3.97m. Spacious public room. Double glazed bay window to front.







**Kitchen/Dining:**

Approx. 4.04m x 3.85m. Fitted with modern floor, wall and drawer units. Integral Bosch double oven, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. Double glazed window to rear. Double glazed exterior door. Space for table and chairs.







**Bathroom:**

Approx. 3m x 1.77m. Modern three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail.



**Bedroom 1:**

Approx. 3.35m x 2.95m. Spacious double bedroom. Double glazed window to rear. Triple door fitted wardrobes.

**En-suite:**

Approx. 1.85m x 1.92m. Modern three piece white suite comprising WC and wash hand basin in range of fitted units. Shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed frosted window to side.



**Bedroom 2:**

Approx. 2.83m x 3m. Double bedroom. Double glazed window to side. Double fitted wardrobe.





**Bedroom 3:**

Approx. 3.46m at widest x 2.85m. Double bedroom. Double glazed window to front. Double fitted wardrobe. Currently used as an office by the present owner for working from home.



**Outside:**

Large gravel chip driveway with parking for multiple vehicles. Electric charging point. The front garden is laid to lawn with gravel chips. The rear garden is fully enclosed and laid to lawn with two patio areas. Bounded by timber fencing. Timber shed to side.





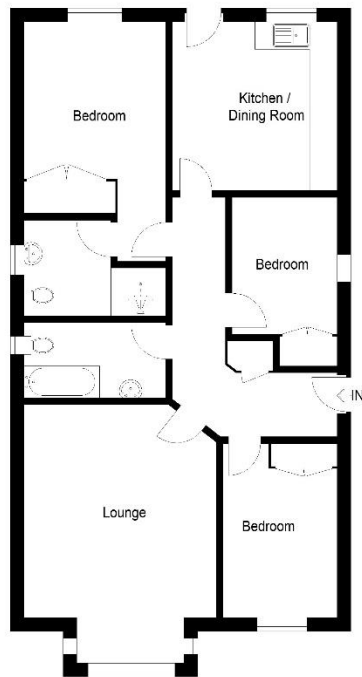


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Not To Scale (ID:1134339 / Ref:89427)



*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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