



Solicitors & Estate Agents



5 Falcon Way, Forfar, DD8 3FW

Detached Bungalow

EPC - B

Offers over **£255,000**

5 Falcon Way, Forfar, DD8 3FW

3 Bedroomed Detached Bungalow

Overview

- Detached
- Lounge
- 3 Double bedrooms
- Kitchen / dining area
- Bathroom with separate shower
- Many extras
- Gas Central Heating
- Double Glazing
- Gardens front and rear
- Driveway
- Close to local schools



A modern detached bungalow set in the much sought after area of Strathmore Fields, Forfar



A lovely spacious property built in 2022 and of the Glen Isla design, it has a good-sized south facing lounge with bay window, 3 double bedrooms, large dining kitchen and bathroom with separate shower cubicle. Amtico flooring is throughout with exception of bathroom which has Invictus flooring.

Every room is in immaculate condition and with lovely décor.

This property has solar panels, gas central heating and is double glazed throughout.



Extras

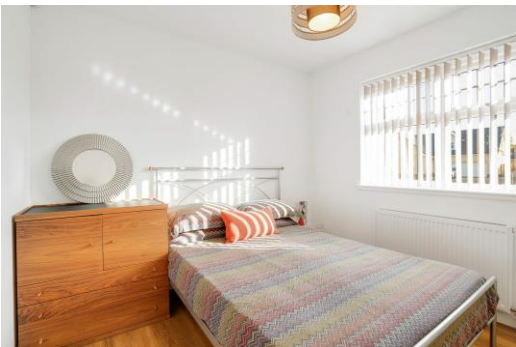
Included in the sale are all fixtures and fitting as well as the fridge freezer, washing machine, oven and gas hob. As well as a shed in the rear garden

Exterior

With gardens to the front and rear of the property, a driveway big enough for 3 cars and with space for a garage at the rear / side of the property.

This property encompasses everything on your wish list and is in move in condition

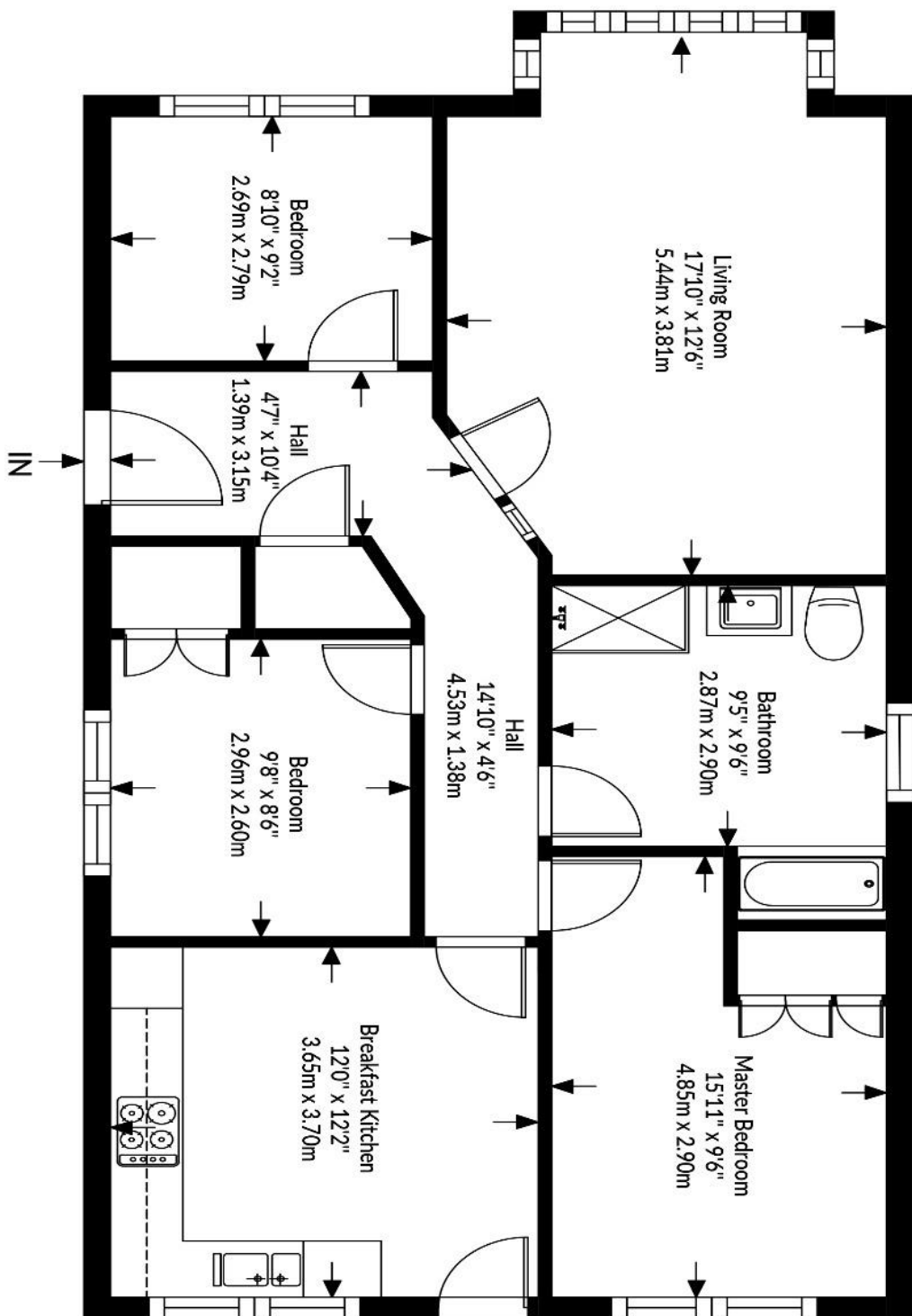
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Directions

On entering Forfar from the A90 on the Kirriemuir exit, you will find Strathmore Fields on your right hand side. Take the first right and then immediately take a right , follow the road into Falcon Way where you will find 5 Falcon Way on the left hand side as indicated by our For Sale Sign.

What3word
Smashes.event.scout



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to

surfaces indicated by arrow heads. (ID 110927)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.