

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



14 Osprey Crescent, Gowanbank, Forfar, DD8 2ES

- **Detached 1.5 Storey Modern Dwelling House**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **4 Bedrooms**
- **Shower Room**
- **Gas Central Heating, Double Glazing & Solar Panels, EPC C**
- **Gardens & 2 Sheds**
- **Driveway Parking for Multiple Vehicles**

Offers over £280,000

This deceptively spacious detached dwellinghouse is situated in the sought after Restenneth Fields development by Guild Homes. The town centre, public transport and all local amenities are within convenient 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.

This property is built to the popular "Glenisla" house style with conversion into the attic space which was done at time of build. The subjects benefit from gas fired central heating, double glazing, solar panels, modern fitted dining sized kitchen with integrated Bosch oven, hob, extractor, fridge and freezer, modern ground floor bathroom, modern shower room on upper floor and four well proportioned double bedrooms. There is a good level of storage throughout the property.

Externally there is a garden to front with driveway parking to side with space for multiple vehicles. The fully enclosed rear garden is laid to lawn with patio and has two timber sheds.

This is an excellent example of the house style and viewing is essential to fully appreciate.

Entrance Hallway:

Double glazed exterior door. Useful storage cupboard also housing fuse box and electricity meter. Further cloak cupboard. Broom cupboard and linen cupboard. Double glazed window to side providing natural light. Staircase to upper floor accommodation.

Lounge:

Approx. 5.63m x 3.98m. Spacious public room with double glazed bay window to front.



Bathroom:

Approx. 3.13m x 2.84m. Modern four piece white suite comprising WC and wash hand basin in fitted units, bath and separate shower cubicle. Part tiled. Chrome ladder style towel rail. Extractor. Double glazed frosted window.



Kitchen/Dining:

Approx. 4.13m x 3.88m. Fitted with a range of modern floor, wall and drawer units with tiling to splashback. Integral Bosch double oven, gas hob, extractor hood, fridge/freezer. Plumbed for washing machine and space for tumble dryer. Space for table and chairs. Double glazed window and exterior door to rear garden.





Bedroom 1:

Approx. 2.95m x 2.87m. Double bedroom with double glazed window to front.

Bedroom 2:

Approx. 3.64m x 2.97m. Double bedroom at ground floor level with double glazed window to rear. Triple door fitted wardrobes.



Upper Floor Accommodation

Upper Floor Landing:

Large storage cupboard.



Bedroom 3:

Approx. 4.3m x 4.3m. Spacious double bedroom with double glazed window. Double fitted wardrobe.

Shower Room:

Approx. 2.3m x 2.33m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Double glazed velux window.

Main Bedroom 4:

Approx. 3.9m x 4.54m. Another spacious double bedroom with double glazed velux window. Double fitted wardrobe.

Outside:

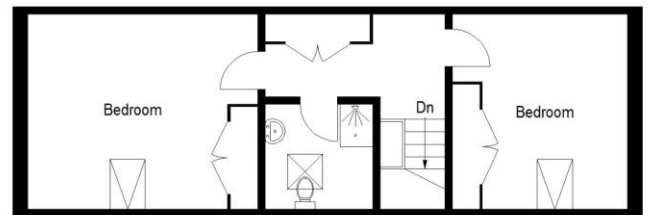
Driveway parking to side with ample space for multiple vehicles.

Front garden is laid to lawn.

Rear garden is fully enclosed and laid out mainly to lawn with patio area. 2 timber sheds.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1141046 / Ref:89524)



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com