

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**27 Turfbeg Place, Forfar, DD8 3LQ**

- **Detached Villa in Cul de Sac**
- **Entrance Porch, Hallway & Rear Porch**
- **Lounge & Dining Room**
- **Kitchen Dining**
- **Cloakroom/WC**
- **Family Shower Room**
- **4 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Low Maintenance Gardens, Greenhouse & Shed**
- **Driveway & Garage**

**Offers over £270,000**

**This well maintained detached villa is situated in a cul-de-sac in a popular residential location within convenient walking distance of the town centre, Forfar Academy and Community Campus, supermarkets, primary schools and public transport. 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 offers spacious and well-proportioned accommodation on two floors and has been well maintained by the present owners. The subjects benefit from gas fired central heating with combi boiler, UPVC double glazing, modern fitted kitchen, downstairs cloakroom, four double bedrooms and family shower room.**

**Externally there is monoblock driveway parking and single garage with power. Both front and enclosed rear garden are laid out for ease of maintenance in gravel chips with a range of shrubs and conifers and greenhouse.**

**This is a rare opportunity to obtain a four bedroom home of this style and location and viewing is essential to fully appreciate.**

- Entrance Porch:** Double glazed sliding doors. Split pane double glazed UPVC door and side panes into hallway.
- Hallway:** Staircase to upper floor accommodation. Large under stair storage cupboard also housing gas central heating combi boiler with light.
- Lounge:** Approx. 5m x 3.62m. An excellent size public room with double glazed window to front.. Sliding frosted glass doors into dining room.





**Dining Room:**

Approx. 3.8m x 3.56m. Another spacious public room with double glazed south facing window enjoying pleasant outlook over the rear garden



**Kitchen/Dining:**

Approx. 4.7m x 3m. Modern fitted kitchen with a range of floor, wall and drawer units. Integral double oven, gas hob and extractor hood with black glass splashback. Plumbed for washing machine. Recess for fridge/freezer. Space for table and chairs. Double glazed windows to rear and side. Door to rear porch.





**Rear Porch:**

Approx. 1.4m x 1.3m. UPVC double glazed exterior door and windows to both sides.

**Cloaks/WC:**

Approx. 1.5m x 2.4m. Two piece modern white suite comprising WC and wash hand basin. May be suitable for addition of shower cubicle. Double glazed window to side.



**Staircase:**

Mid floor landing. Double glazed window to side.

**Upper Floor Landing:**

Hatch to loft space. Shelved airing cupboard.

**Shower Room:**

Approx. 2.55m x 1.99m. Three piece modern white suite comprising WC, wash hand basin with storage below and shower cubicle. Fully tiled. Double glazed frosted window. Karndean flooring.



**Bedroom 1:**

Approx. 3.8m x 3m. Spacious double bedroom with double glazed window to front. Double mirror fronted wardrobe.



**Bedroom 2:**

Approx. 3.89m x 3m. Another double bedroom with double glazed south facing windows with partial views to Balmashanner. Double mirror fronted wardrobe.



**Bedroom 3:**

Approx. 3.6m x 3m at widest point. Double bedroom with double glazed south facing window again with views. Double mirror fronted wardrobe.



**Bedroom 4:**

Approx. 3.6m x 2.5m. Double bedroom with double glazed window to front.



**Outside:**

Externally there is monoblock driveway parking. Single garage with power. Both front and enclosed south facing rear garden are laid out for ease of maintenance in gravel chips with a range of shrubs and conifers. Greenhouse. Shed.



*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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