



Solicitors & Estate Agents



# 15 Mallard Way, Forfar, DD8 3FN

4 Bedroomed Detached House

EPC: B

Offers Over **£365,000**

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4 Bedroomed Detached House

## Overview

- Detached
- 4 Double Bedrooms
- Lounge
- Kitchen and family room
- Bathroom and en-suite
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Large garden with patio area
- Driveway and Garage
- Close to local schools



*A well-presented spacious property situated on the highly sought Strathmore Fields development in Forfar*



Built in 2019 by Guild Homes and of the Glencoe design, this is a lovely family home. Opening into a vestibule with cloakroom and into a good-sized hall you will find the lounge with bay window, a double bedroom which could be used as an office, and a large kitchen opening into a family room with patio doors leading to the back garden. Off the kitchen you will also find a large utility room. Upstairs are 3 further double bedrooms all with ample storage, with master bedroom having a fabulous walk-in wardrobe and en-suite and a large family bathroom. Gas central heating, double glazing complete this lovely home.



### **Extras**

*Included in the sale are all fixtures and fittings with fitted blinds throughout. The integral fridge freezer, dishwasher, microwave, oven and gas hob.*

### **Exterior**

*Front garden and drive which leads to the large double garage. At the rear you will find an impressive rear garden with patio area, shed and playhouse. The garage has electrics including an electric door*

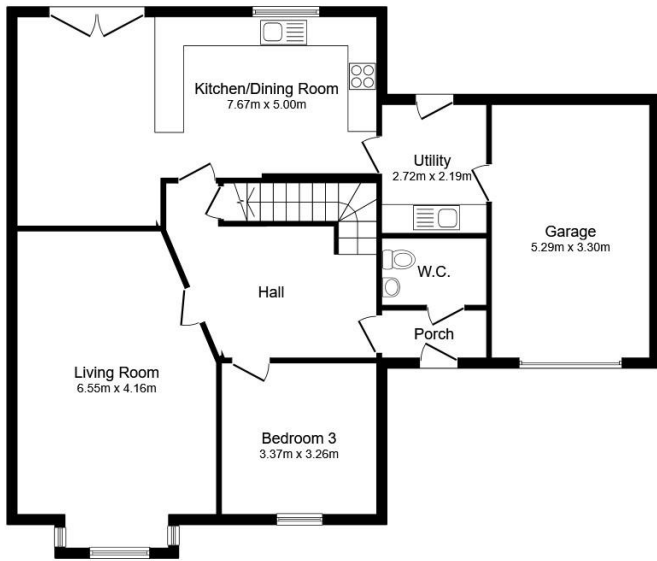


### **Directions**

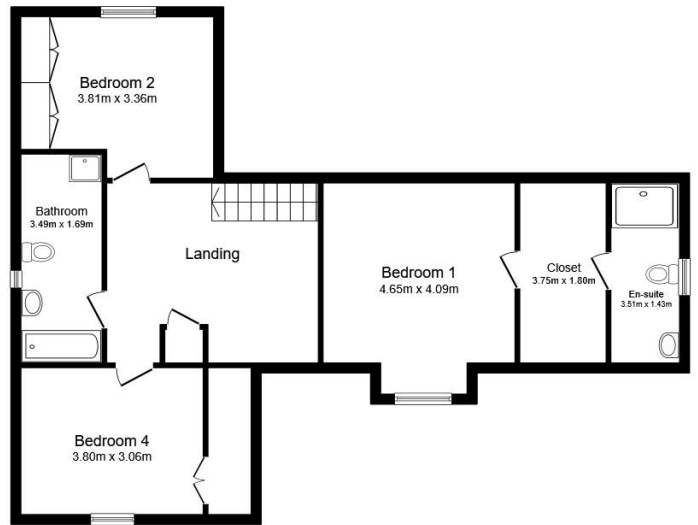
From the A90, turn off at the Kirriemuir junction and follow signs for A926 towards Forfar. At the roundabout, take the A926 exit towards Forfar. Turn right onto Mallard Drive and take the 4<sup>th</sup> right into Mallard Way, Number 15 is the second house on the right as indicated by our For Sale sign.

### **What3words**

Expand.forced.jams



**Ground Floor**  
Floor area 109.1 m<sup>2</sup>



**First Floor**  
Floor area 81.7 m<sup>2</sup>

**TOTAL: 190.8 m<sup>2</sup>**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.