

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**30 Hillside Road, Forfar DD8 2AY**

- **Extended Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Family Room**
- **Family Bathroom**
- **4 Bedrooms & En Suite**
- **Jack and Jill Shower Room**
- **Large Monoblock Driveway**
- **Generous Sized Gardens & 2 Sheds**
- **EPC C**

**Offers over £325,000**

This spacious detached bungalow is situated in a cul de sac in the sought after location within convenient distance the town centre and all local amenities and services. Forfar offers 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 all at ground floor level. The subjects benefit from double glazing, gas fired central heating, modern dining size kitchen, four piece family bathroom, En Suite and Jack and Jill shower room.

Occupying a generous size plot, there is ample parking for multiple vehicles. The gardens are laid mainly to lawn with patio areas, and well screened to the rear, also bounding onto open countryside.

This is a rare opportunity to obtain a bungalow of this size, style and location, and viewing is highly recommended.

- Entrance Vestibule:** Exterior door with glazed panels. Double split pane bevel glass door to hallway.
- Hallway:** Hatch to loft space. Cupboard housing central heating boiler. Double cloak cupboard with shelving. Shelved linen cupboard.
- Lounge:** Approx. 5.42m x 4.8m. An excellent sized public room. Double glazed window to front. Split pane bevel glass doors to both hallway and kitchen /dining.



- Kitchen /Dining:** Approx. 7.2m x 3.72m. Fitted with a range of modern floor, wall and drawer units with splash back. Hard wood work surfaces. Wine cooler. Range style cooker. Eight ring gas hob and canopy extractor hood. Plumbed for washing machine. Space for further appliances. Double glazed patio doors to side. Double glazed windows to rear. UPVC double glazed exterior door.





**Bathroom:**

Approx. 3.27m x 2.8m. Four piece white suite comprising WC, wash hand basin, corner spa bath and shower cubicle. Fully tiled. Chrome heated towel rail. Double glazed window and glass brick to rear. Expel air extractor fan.





**Family Room:**

Approx. 3m x 4.4m. Informal public room. Double glazed French doors leading to the rear garden. Double glazed windows to front and side.



**Bedroom 1:**

Approx. 3m x 4.6m. Excellent sized double bedroom. Double glazed window to front. Large, walk in dressing room with shelving, hanging rail and lights.





**En Suite:**

Approx. 3.25m x 1.53m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed frosted window to front. Extractor fan.

**Bedroom 2:**

Approx. 4.64m x 3.12m. Spacious double bedroom. Double glazed window to front. Fitted wardrobe.



**Jack and Jill En Suite:**

Approx. 2.73m x 2.37m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Extractor fan. Chrome ladder style towel rail.





**Bedroom 3:**

Approx. 4.4m x 2.85m. Spacious double bedroom. Double glazed window to rear. Double mirror fronted wardrobe. Access to Jack and Jill bathroom and family room.



**Bedroom 4:**

Approx. 3.67m x 3.1m. Double bedroom. Double glazed window to rear.

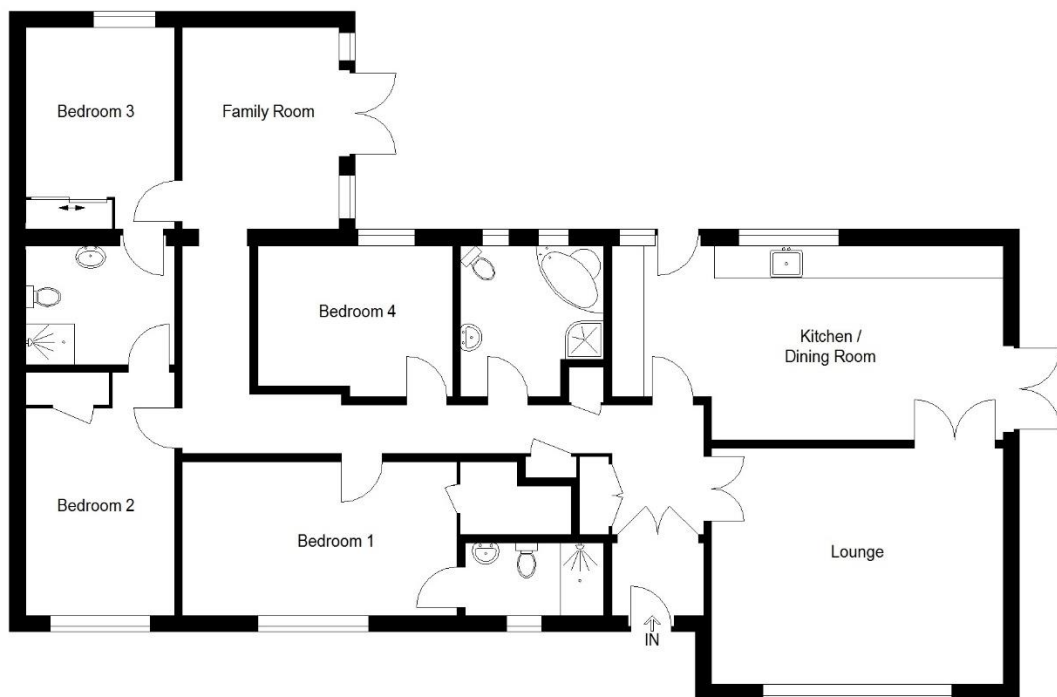
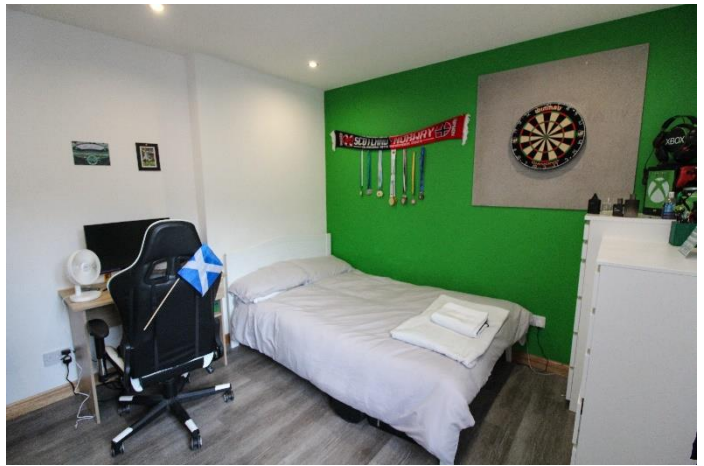


Illustration For Identification Purposes Only. Not To Scale (ID:1156731 / Ref:89765)



**Outside:**

Large Monoblock driveway provides ample parking for multiple vehicles. The front garden is laid to lawn with shrubs and rockery border. The side garden has further parking, gravel chips and two sheds. The rear garden is enclosed and laid out in patio, decking and lawn, and screened by mature conifers.



*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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