

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



22 Maviscroft, Forfar DD8 1HF

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining & Utility Room**
- **Dining Room**
- **3 Bedrooms & En Suite**
- **Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Detached Garage**
- **Gardens Front & Rear, Shed**

Offers over £230,000

This detached bungalow is situated within a small cul de sac in a popular residential location only a short distance from all local amenities and services, including shops, 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 at ground floor level and has been well maintained by the present owners. The subjects benefit from double glazing, gas fired central heating, dining size kitchen, separate utility room, family bathroom and En Suite to the main bedroom, all bedrooms have fitted wardrobes.

There is driveway parking for several vehicles and detached single garage with power and light. The gardens to front are laid to lawn with shrubs, and the rear gardens are fully enclosed and has patio area.

This is an excellent opportunity to obtain a well-proportioned bungalow of this style and location and viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door. Split pane leaf motif door into lounge.

Lounge: Approx. 5.8m x 5.5m. An excellent size split level room. Double glazed windows to front. Feature marble fire surround with electric fire.



Dining Room:

Approx. 3.3m x 3.2m. Spacious public room. Double glazed window to front.



Kitchen/Dining:

Approx. 3m x 3m. Fitted with a range of floor, wall and drawer units. Integral double oven, hob, extractor hood, dishwasher. Space for table and chairs. Double glazed window to side.



Utility Room:

Approx. 3.13m x 1.78m. Base level storage units. Stainless steel sink and drainer. Tiled floor. Plumbed for washing machine. Space for tumble dryer. Double glazed window and exterior door to side.

Inner Hallway:

Large storage cupboard also housing the gas central heating boiler. Further walk in shelved cloak cupboard, also housing fuse box, and having light.



Bathroom:

Approx. 2.9m x 1.72m. Three piece white suite comprising WC, wash hand basin and bath. Shower handset mixer over bath with shower screen. Double glazed frosted window to side. Fully tiled.

Bedroom 1:

Approx. 4.3m x 2.8m. Spacious double bedroom. Double glazed windows to rear with rooftop views towards Strathmore. Two double mirror fronted wardrobes.



En Suite Shower Room:

Approx. 2.78m x 1.3m. Three piece suite comprising WC, wash hand basin and shower cubicle. Fully tiled and tiled floor. Double glazed frosted window to side.

Bedroom 2:

Approx. 2.76m x 4.81m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.53m x 2.65m. Another well proportioned room. Double glazed window to rear. Double fitted wardrobes.



Outside:

The garden to front is laid to lawn with mature shrubs and conifers. Driveway parking to side has ample parking for several vehicles and leads to the detached garage which has power and light. The enclosed rear garden is laid to lawn with patio and screened by mature hedging and trees. Shed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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