

# Property for Sale

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## Strathview, Roundyhill, Forfar, DD8 1QT

- **Detached Bungalow with stunning Countryside Views**
- **Vestibule & Hallway**
- **Lounge & Open Plan Dining Room**
- **Sun Lounge**
- **Kitchen Dining & Utility**
- **Cloaks/WC**
- **Shower Room**
- **3 Bedrooms**
- **Double Glazing, LPG Central Heating & Solar Panels, EPC D**
- **Double Garage**
- **Attractively Landscaped Gardens**

This spacious detached bungalow is situated in a scenic semi-rural location and enjoys outstanding views over the surrounding countryside towards the Strathmore and Sidlaw Range. Nearby Kirriemuir offers a broad cross section of social, leisure and consumer facilities including Primary and Secondary Schools. There is also a Primary School in the historic village of Glamis. Glamis is a quaint village with a village shop and the backdrop of the Castle, the childhood home of the late Queen Mother. Kirriemuir is known as the 'Gateway to the Glens and leads to some of the most scenic countryside in the north east of Scotland. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south. Local amenities include the popular Armstrongs restaurant which is only a short walk from the property.

The property offers spacious and well proportioned accommodation all at ground floor level and is in good decorative order. The subjects benefit from double glazing, LPG central heating, solar panels, modern dining size kitchen, separate utility room, cloaks/WC and modern shower room. The property was previously a sought after Air BnB due to its enviable location.

Occupying a well defined and bounded plot the garden is stocked with a range of shrub and herbaceous borders with attractive stonework and drystone dyke. There is driveway parking and a detached double garage.

This is an excellent opportunity to obtain a substantial bungalow of this style and location which must be viewed to fully appreciate the spacious nature of home being offered for sale together with the quality of location.

**Offers over £280,000**

<b>Entrance Vestibule:</b>	Double glazed exterior door and side panel.
<b>Hallway:</b>	L-shaped hallway with hatch to loft storage space.
<b>Lounge:</b>	Approx. 6.4m x 3.72m. Excellent size south facing room with double glazed windows to front enjoying views over Strathmore towards the Sidlaw range. Feature marble fire surround with living flame gas fire. Open plan to dining room.
<b>Dining Room:</b>	Approx. 4.23m x 2.85m. Another spacious public room with double glazed window to rear. Oak flooring. Split pane double doors to kitchen dining and to sun lounge.
<b>Sun Lounge:</b>	Approx. 3.9m x 3.4m. Well-proportioned public room positioned to take full advantage of the views to front, side and rear. Double glazed windows to all sides and French doors to garden. Oak flooring.
<b>Cloakroom/WC:</b>	Approx. 2.4m x 1.31m. Modern two piece white suite comprising WC and wash hand basin in storage unit with mirror and lighting above. Part tiled. Double glazed frosted window to rear.
<b>Kitchen/Dining:</b>	Approx. 5.36m x 3.22m. Fitted with modern floor, wall and drawer units with co-ordinated work surface and splashback. Built in breakfast bar. Integral Neff double oven, halogen hob and extractor hood. Plumbed for dishwasher. Oak flooring. Large, shelved storage cupboard also housing central heating Worcester boiler.
<b>Utility Room:</b>	Approx. 2.82m x 2.1m. Modern base and high level storage units. Stainless steel sink and drainer. Ample space for further appliances. Double glazed exterior door.
<b>Shower Room:</b>	Approx. 2.36m x 1.67m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Heated towel rail. Double glazed frosted window to rear.
<b>Bedroom 1:</b>	Approx. 4.35m x 3m. Spacious double bedroom with double glazed south facing window enjoying the views. Four door mirror fronted wardrobes.
<b>Bedroom 2:</b>	Approx. 3.64m x 3.2m. Another good size double bedroom with double glazed window looking to rear. Double mirror fronted wardrobes.
<b>Bedroom 3:</b>	Approx. 3.62m x 2m. Another well-proportioned room with double glazed window to front.
<b>Outside:</b>	<p>The property occupies a well-defined plot bounded by dry stone dyke and mature beech hedging.</p> <p>Front garden is laid to lawn with specimen trees and box hedging. Monobloc pathway.</p> <p>Side garden has large patio with centre feature and attractive walled garden and gate access.</p> <p>Rear garden again has monobloc pathways and mature shrubs and trees.</p> <p>There is a double garage with water supply.</p>











Illustration For Identification Purposes Only. Not To Scale (ID1160034 / Ref:89830)











*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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