

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



25 Restenneth Place, Lunanhead, Forfar DD8 3NF

- **Detached Bungalow on Large Corner Plot**
- **Vestibule & Hallway**
- **Lounge & Dining Room**
- **Kitchen**
- **Sun Lounge**
- **Family Bathroom**
- **4 Bedrooms & En Suite**
- **Oil Central Heating, Double Glazing & Solar Panels**
- **Two Driveways & Double Garage**
- **Mature Gardens**

Price to be confirmed

This well presented detached bungalow occupies a generous size plot within a cul de sac in the sought after Angus village of Lunanhead on the outskirts of Forfar. Nearby Forfar offers a broad cross section of social, leisure and consumer facilities including primary and secondary schooling, independent retailers and major supermarkets.

The property offers spacious and well-proportioned accommodation at ground floor level and is in good decorative order. The subjects benefit from oil fired central heating, UPVC double glazing with replacement doors, solar panels, solid oak internal doors, modern fitted kitchen with integrated appliances, modern bathroom and En Suite shower room, and four well proportioned bedrooms, all with fitted wardrobes.

Occupying a generous size plot there are well maintained gardens to front side and rear with a range of mature trees, shrubs rhododendrons, and fruit trees. There is driveway parking for multiple vehicles and double garage with power and light.

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

Entrance Vestibule: Double glazed UPVC exterior door. Cupboard housing fuse box.

Hallway: Hatch to part floored loft with pull down Ramsay Ladder. Walk in storage cupboard with shelving and light. Further useful linen cupboard also housing the oil central heating boiler.

Lounge: Approx.3.9m x 4.56m. Spacious public room. Double glazed window to front.



Dining Room:

Approx. 3.8m x 3m. Another spacious public room. Double glazed south facing window enjoying open views.



Kitchen:

Approx. 3.7m x 4m. Fitted with a range of modern floor, wall and drawer units. Integral Bosch oven, hob and microwave. Integral dishwasher, washing machine, fridge and freezer.



Sun Lounge:

Approx. 3m x 2.53m. South facing public room. Having double glazed windows to rear and side and double glazed replacement door.



Bedroom 1:

Approx. 4m x 3.85m. Double bedroom. Fitted wardrobe with blind. Double glazed window to rear.



**En Suite
Shower Room:**

Approx. 2m x 1.7m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Double glazed frosted window to rear. External extractor fan.

Bedroom 2:

Approx. 4.37m x 3m. Spacious double bedroom. Double glazed window to front. Shelved wardrobe with blind.



Bedroom 3:

Approx. 3.4m x 2.4m. Another double bedroom. Fitted wardrobe with blind.



Bedroom 4:

Approx. 3.3m x 2.24m. Another good sized room. Double glazed window to front. Fitted wardrobe with blind.

Bathroom:

Approx. 3.82m x 2m. Three piece white suite comprising WC, wash hand basin and corner bath with shower handset mixer. Double glazed window to rear.



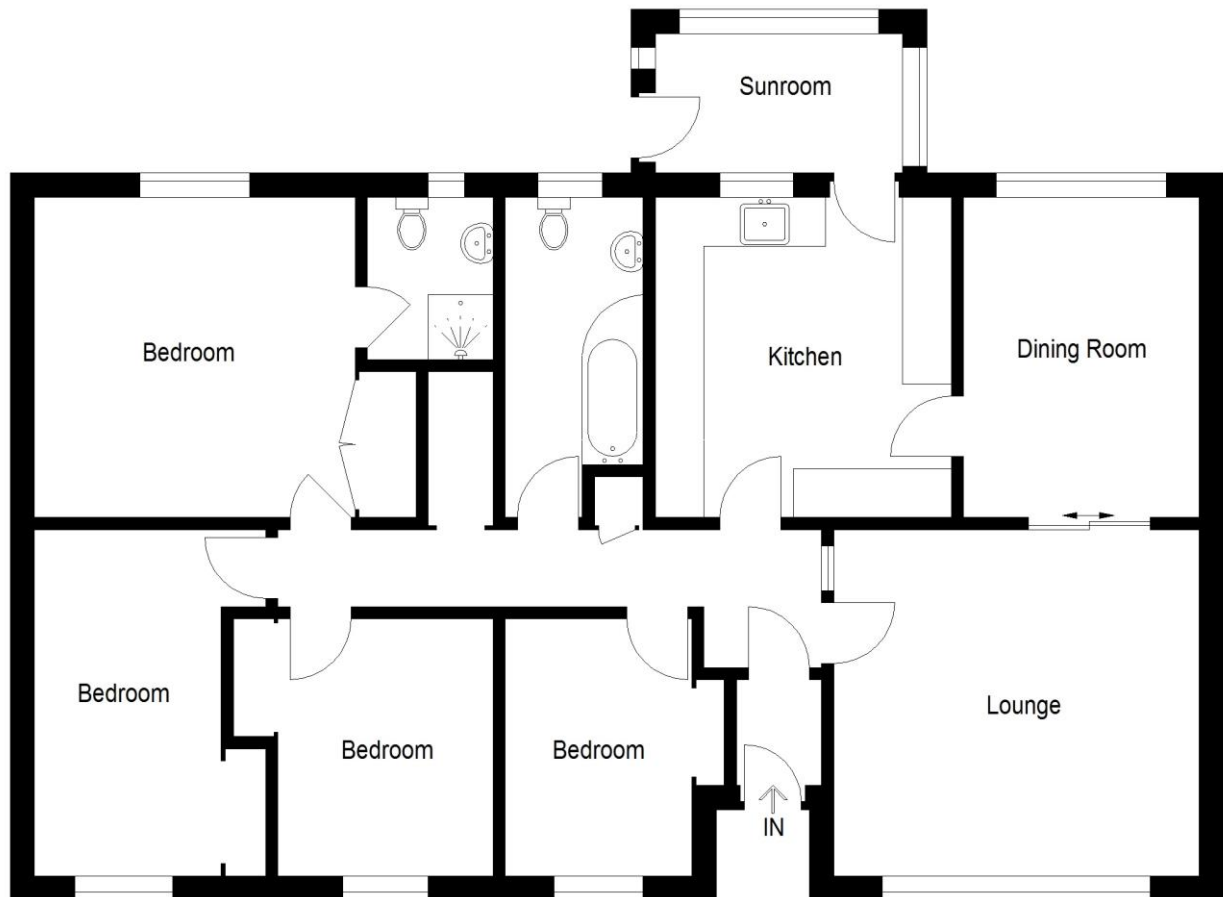


Illustration For Identification Purposes Only. Not To Scale (ID:1162722 / Ref:89898)

Outside:

A large gravel chip driveway provides ample off street parking and leads to the double garage with separate up and over doors, power and light. Occupying a corner plot, there is further driveway to side with hardstanding area accessed from Well Road. The gardens to front and side are laid out in lawn with well stocked shrub and tree borders including rhododendrons, fruit trees and rockery border. The south facing rear garden is laid out for ease of maintenance in gravel chips, patio areas with gate access to rear. Greenhouse.



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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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