

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Fairview, Birkenbush, Forfar DD8 3RX

- Detached Dwelling House in 0.7 acre or Thereby
- Stunning Views over Surrounding Countryside
- Entrance Vestibule
- Spacious Lounge
- Family/Dining Room
- Kitchen Dining & Utility Room
- Family Bathroom
- 4 Bedrooms & En Suite
- LPG Central Heating & Double Glazing
- Mature Established Gardens
- Double Garage & Two Driveways
- Summerhouse, Greenhouse & Outbuildings



Offers over £385,000

This impressive detached 1.5 storey dwelling house is situated in an idyllic and scenic rural location and enjoys outstanding, uninterrupted views over the surrounding Angus countryside, and towards the Angus Glens. Nearby Forfar provides a full range of social, leisure and consumer facilities including major supermarkets, primary and secondary schooling and community campus. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers spacious accommodation over two floors and is in excellent ready to live in condition throughout. The subjects benefit from LPG central heating, double glazing, modern fitted dining size kitchen, separate utility room, modern four-piece bathroom, and En Suite to the main bedroom. The spacious lounge has picture windows and patio doors positioned to take full advantage of the views. Internal features include solid oak flooring in the family/dining room, oak internal doors and surrounds and wood burning stove in the lounge. The upper bedroom is presently used as a study and has French doors and again enjoys the outstanding views.

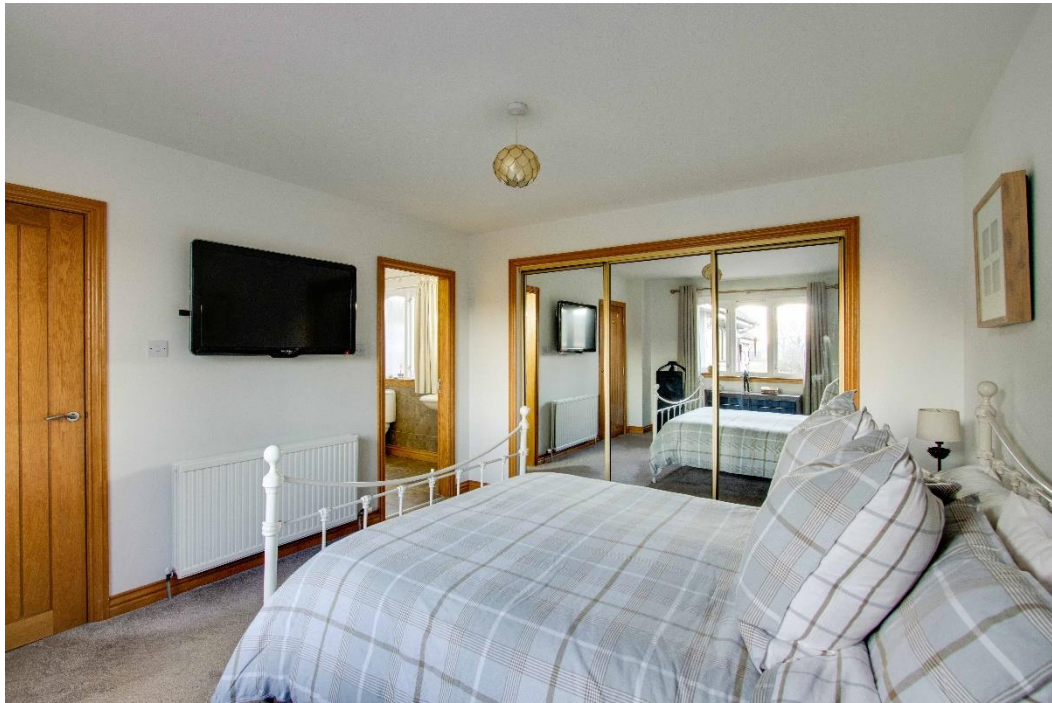
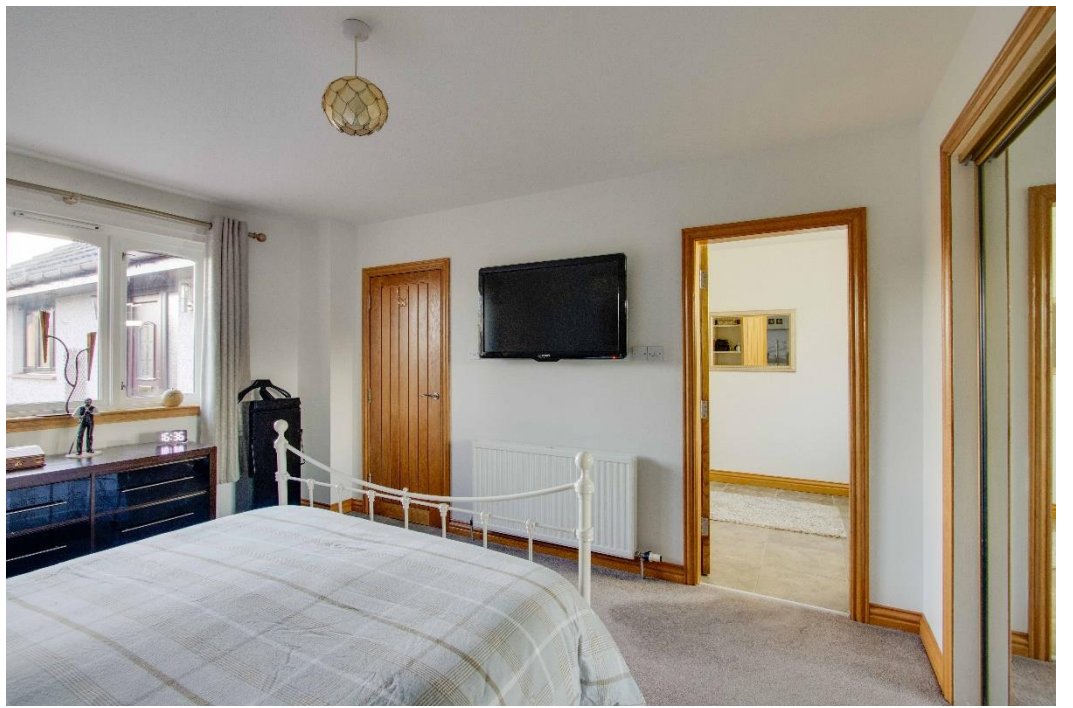
Externally the property occupies a generous size plot of 0.7 acre or thereby and is well stocked with a range of mature trees, shrubs and fruit trees. There are two driveways in Monoblock with ample off-street parking leading to the detached double garage with power, light. The rear garden is fully enclosed with timber shed, workshop and a large, covered seating area, ideal for the Scottish summer. This area was repurposed from existing kennels and can easily be reinstated if required.

This is a rare opportunity to obtain a home of this style and location and viewing is essential to fully appreciate the quality of fixtures together with the excellent views.

Entrance Vestibule:	Double glazed UPVC exterior door with frosted side panel. Tiled floor. Access to utility room. Slate flooring.
Utility Room:	Approx. 2.97m x 1.77m. Modern base and high-level storage units. Plumbed for washing machine. Ample space for further appliances. Extractor fan. Double glazed window to front.
Family/Dining Room:	Approx. 5m x 5.36m. Split level with solid oak flooring throughout. Staircase with balustrade to upper floor. Two double glazed windows to side. Recess for electric fire. Under stair storage cupboard.
Lounge:	Approx. 8.41m x 4.2m. An impressive public room. Double glazed picture windows to side. Full length patio doors leading to decking and enjoying outstanding views. Feature wood burning stove with tiled and slate hearth.
Kitchen/Dining:	Approx. 4m x 4.04m. Fitted with a range of modern quality floor, wall and drawer units. Tiling to splashback. Canopy extractor hood. Integral dishwasher. Under pelmet lighting. Large dining island, again with fitted units. Double glazed window to front. Tiled floor.
Inner Hallway:	Large, shelved cupboard, also housing the central heating boiler. Further walk in shelved cupboard with light. Hatch to loft space with further potential for conversion subject to planning, building warrants etc.
Bathroom:	Approx. 2.9m x 2.67m. Modern four-piece white suite comprising WC, wash hand basin, corner bath with shower handset mixer and corner shower cubicle with wet wall. Double glazed frosted window to rear. Illuminated mirror. Expel air external extractor fan. Chrome ladder style towel rail.
Bedroom 1:	Approx. 3.65m x 4.13m. An excellent sized double bedroom. Double glazed window to front. Three door mirror fronted wardrobes.
En Suite Shower Room:	Approx. 3.3m x 2.5m Three-piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Part tiled. Chrome ladder style towel rail. Expel air extractor fan. Double glazed frosted window to rear.
Bedroom 2:	Approx. 3.33m x 3m. Spacious double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.
Bedroom 3:	Approx. 2.91m x 4.34m. Spacious double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.
Upper Floor Accommodation:	
Bedroom 4/Office:	Approx. 3.94m x 3.36m. Currently used as a study and positioned to enjoy the outstanding views. French doors. Further double glazed window to side with views of the Angus Glens. Two fitted wardrobes.
Outside:	The property occupies a generous sized mature plot extending to 0.7 of an acre or thereby Range of mature trees, fruit trees, seating areas, decking and summerhouse. Monoblock driveway to front provides ample parking for a number of vehicles and has large wrought iron gate. Further enclosed drying area with gravel chips. Further driveway again in Monoblock leading to the double garage. Enclosed rear and side garden. Greenhouse. Screened by mature hedging. Timber shed. Covered outside seating area 5.57m x 3.83m with adjoining shed with power. This area is slabbed and has electric point. This was previously kennels which were repurposed and can easily be reinstated if required.
Double Garage:	Approx. 5.85m x 6m. Separate up and over doors. Power and light. Work benches and shelving. Double glazed window to rear.







Lounge, Kitchen/Dining Room, Family/Dining Room, & Utility Room



4 Bedrooms, En Suite, Family Bathroom





Illustration For Identification Purposes Only. Not To Scale (ID:1164521 / Ref:89925)







Generous sized mature gardens of 0.7 acre, double garage, summerhouse & outbuildings



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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