

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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9 Balmashanner Place, Forfar, DD8 1PE

- **Detached Dwelling House with Stunning Views**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen & Dining Room**
- **Utility Room**
- **Cloaks/WC**
- **Family Bathroom**
- **5 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Double Garage**
- **Gardens, Decking & Summerhouse**

FIXED PRICE £335,000

This spacious detached family home enjoys outstanding views over Strathmore towards Grampian foothills and Perthshire hills from its elevated position on the western edge of Forfar. Forfar offers a broad cross section of social, leisure and consumer facilities including Primary and Secondary Schools and major supermarkets. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers well proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, spacious lounge with open plan kitchen and dining room, separate utility room, downstairs cloakroom/WC, family bathroom and en-suite to the main bedroom.

There is a monobloc driveway for multiple vehicles leading to the integral garage with electric roller door. The gardens to front are laid with lawn with decking positioned to take full advantage of the views. The rear garden is laid out in monobloc patio and lawn with elevated summer house again enjoying the views.

This is an excellent opportunity to obtain a home of this style and location and viewing is essential to appreciate the spacious nature of home together with the amazing views.



Entrance Hallway:	UPVC double glazed door and side panel. Staircase to upper floor accommodation. Under stair storage cupboard.
Cloaks/WC:	Approx. 1.33m x 1.72m. Two piece white suite comprising WC and wash hand basin. Chrome heated towel rail. Tiled floor and to dado height. Extractor fan.
Lounge:	Approx. 5.46m x 4.13m. Bright and spacious public room with dual aspect double glazed windows to front and side enjoying outstanding views over Strathmore and towards the Airlie monument. Log burner effect gas stove. Open plan to kitchen.
Kitchen:	Approx. 4m x 3.56m. Fitted with modern floor, wall and drawer units and island workstation with stainless steel sink and drainer and mixer tap. Dishwasher. Range style Smeg cooker with canopy extractor hood and glass splashback. Larder style fridge/freezer included in sale price. Double glazed window to rear garden and open plan to dining room.
Dining Room:	Approx. 4.45m x 3.46m. Another spacious public room with double glazed French doors overlooking the rear garden. Access to utility room.
Utility Room:	Approx. 1.82m x 2.16m. Plumbed for washing machine and space for tumble dryer. Base and high level storage units. Double glazed exterior door to rear.
Bedroom 5:	Approx. 3.68m x 3m. Spacious double bedroom at ground floor level with double glazed window to front enjoying views. Wall to wall fitted wardrobes.
Upper Floor Accommodation:	
Upper Floor Landing:	Large shelved storage cupboard. Further walk-in airing cupboard also housing central heating boiler.
Bedroom 1:	Approx. 4.9m x 4.56m. Excellent size double bedroom with double glazed window to front. Wall to wall fitted wardrobes with mirror inset panel.
En Suite:	Approx. 2.33m x 1.95m. Recently installed three piece white suite comprising WC, wash hand basin drawer unit and shower cubicle. Wet wall panelling. Double glazed Velux window.
Bedroom 2:	Approx. 3.96m x 4.1m. Another spacious double bedroom again with wall to wall fitted wardrobes with further space to side and eaves storage.
Bedroom 3:	Approx. 3.42m x 2.75m. Double bedroom with double glazed window to rear. Eaves storage.
Bedroom 4:	Approx. 3.43m x 2.57m. Another well proportioned room with double glazed window to rear.
Bathroom:	Approx. 1.82m x 2.2m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Wet wall panelling. Double glazed window.
Outside:	Monobloc driveway to front provides ample parking for a number of vehicles and leads to the integral garage which has power and light.
	Garden to front is laid to lawn with raised decking to enjoy the views.
	Rear garden is laid to patio and lawn with steps leading to a summer house which again is positioned to take advantage of the views.









Lounge, Kitchen, Dining Room, Utility Room, Cloaks/WC



5 Bedrooms, En Suite, Family Bathroom



GROUND FLOOR



1ST 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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Generous sized mature gardens, decking with driveway and double garage



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