

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



43 McCulloch Drive, Forfar DD8 2EB

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen/Dining Room**
- **Utility Room & Utility Area**
- **Study/ Music Room**
- **3 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **Covered Pergola, Summerhouse, 2 Sheds & Polytunnel**
- **Driveway Parking**

Offers over £245,000

This well-presented detached bungalow is situated in a Cul de sac in a sought-after residential location, convenient for all amenities and services including shops, schools, town centre and transport routes. Forfar offer 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 all at ground floor level and is in excellent decorative order throughout. The subjects benefit from gas fired central heating with combi boiler, UPVC double glazing, a modern dining size kitchen with separate utility, family/music room, and three well-proportioned bedrooms, all with fitted wardrobes and modern shower room.

There is driveway parking for multiple vehicles to front, and garden to lawn, the fully enclosed rear garden has two sheds and summerhouse with power, and a covered pergola ideal for entertaining in the summer months.

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

Entrance Hallway:

Double glazed exterior door. Useful storage cupboard with folding door. Further shelved cupboard. Hatch to loft space with pull down Ramsay ladder.

Lounge:

Approx.4.1m x 5.53m at widest points. Spacious public room, south and east facing. Double glazed windows to front and side.



Kitchen/ Dining:

Approx 4m x 2.98m. Fitted with a range of modern floor, wall and drawer units. One and half ceramic sink and drainer. Solid wood work surfaces. Integral oven, five ring gas hob, extractor hood with glass splash back. Space for table and chairs. Cupboard housing central heating boiler. Double glazed south facing window.

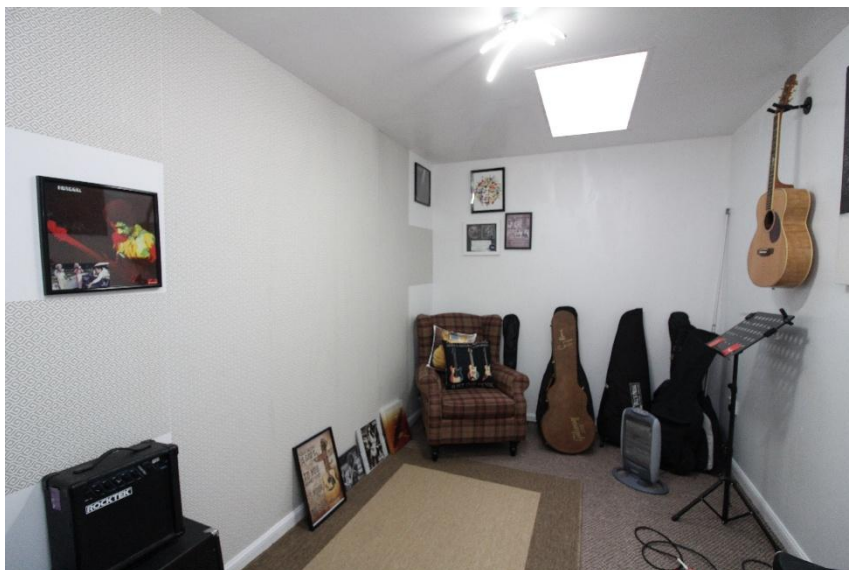


Utility:

Approx. 1.8m x 1.7m. Base and high-level storage units. Slimline dishwasher. Recess space for fridge freezer. Double glazed window to rear. Door to utility room.

Utility Area:

Approx 3m x 1.88m. Plumbing for washing machine. Space for further appliances. Double glazed frosted window to side. High level storage units. Exterior door.

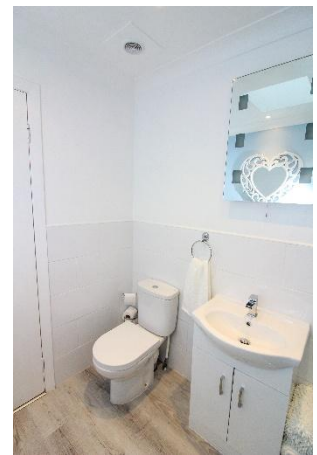


Study/ Family/Music Room:

Approx. 3.68m x 2.38m. Was previously the garage and now used as additional living space with double glazed Velux window. This could be easily reinstated to garage use if required.

Shower Room:

Approx. 2.4m x 1.7m. Modern three-piece white suite comprising WC, wash hand basin and large shower cubicle. Illuminated mirror. Part tiled. Chrome ladder style towel rail. Double glazed Velux window.



Bedroom 1:

Approx. 2.9m x 4m. Double bedroom. Double glazed window to rear. Double fitted wardrobes.



Bedroom 2:

Approx. 3m x 3.2m. Double bedroom. Double glazed window to side. Two fitted wardrobes.



Bedroom 3:

Approx. 2.76m x 2.63m. Another good-sized room. Double glazed window to rear. Fitted wardrobe.

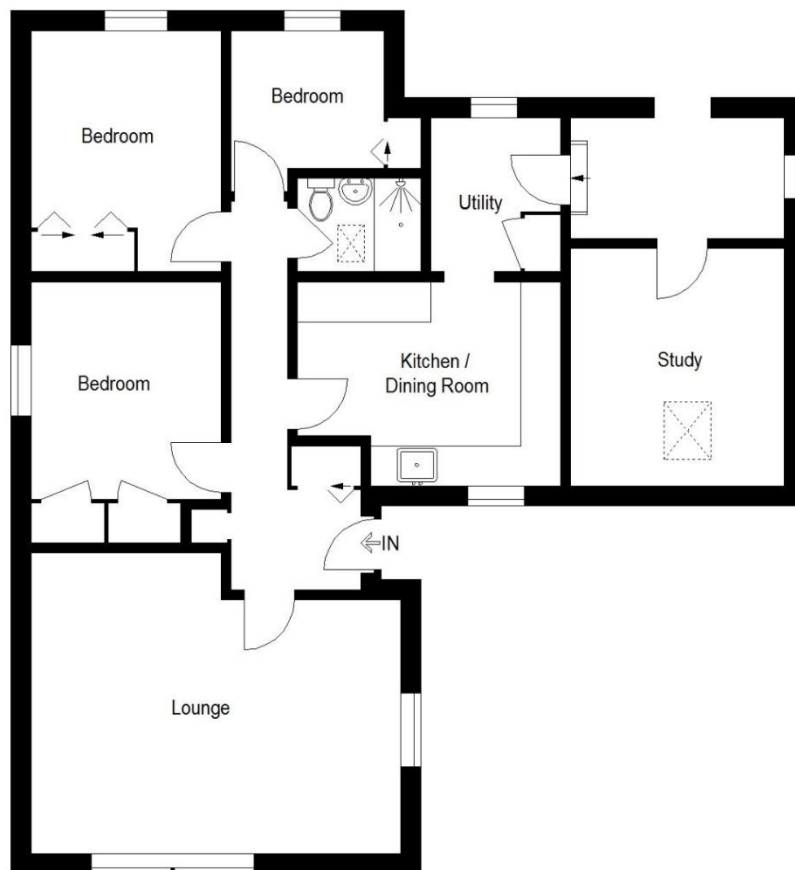


Illustration For Identification Purposes Only. Not To Scale (ID:1079733 / Ref:87988)

Outside:

Gravel chip driveway to front provides ample off-street parking for multiple vehicles. The front garden is laid to lawn with a range of shrubs and low level brick dyke. The rear garden is fully enclosed and has two sheds and summerhouse. There is a covered pergola measuring approx. 4.55m x 3.55m. An ideal living space for the Scottish summer. The rear garden is laid to lawn with paving stones, patio area and gravel chips.



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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