

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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New Pitscandly House, Lunanhead, By Forfar, DD8 3PA

**Forfar 2.5 miles, Dundee 16 miles, Perth 33 miles, Aberdeen 51 miles,
Edinburgh 72 miles (All distances are approximate).**

- **Detached Dwelling House in 1.27 acre or thereby**
- **Panoramic Views**
- **Entrance Porch & Hallway**
- **Lounge**
- **Dining Room**
- **Family Room**
- **Kitchen**
- **Utility Room**
- **Family Bathroom**
- **6 Bedrooms**
- **En suite & Dressing Room**
- **Double Garage & Parking Courtyard**
- **Generously Sized Landscaped Gardens**

Offers over £515,000 (HR Value 525K)

This impressive, substantial detached dwelling house occupies an elevated position to take full advantage of the outstanding, uninterrupted panoramic views over the surrounding countryside towards Strathmore, Angus Glens, Grampian foothills and Perthshire Hills. The County Town of Forfar is approx. 2.5 miles away and offers a full range of amenities including primary and secondary schooling, major supermarkets, independent retailers, cafes and bars and Forfar Community Campus. The Dundee Aberdeen A90 is only a short drive away and connects to major routes north and south.

The property extends to approx. 345 sqm offers spacious and well proportioned accommodation over two floors and is in excellent decorative order. The subjects benefit from oil fired central heating, double glazing with French doors and picture windows, modern fitted kitchen, separate large utility room, and luxury bathroom and en suite. Features include working fireplaces, Aga, solid oak internal doors and solid wood and Karndean flooring in some of the public areas.

Occupying a generous sized plot of 1.27 acre or thereby there is a parking courtyard with space for multiple vehicles and a detached double garage with power and light. Laid mainly to lawn there is a feature Japanese garden with bamboo and decking positioned to take full advantage of the views. The kennel enclosure is included.

This is an excellent opportunity to obtain a substantial quality home in a rural location yet conveniently placed for all amenities. Viewing is highly recommended to full appreciate the spacious nature of home and exceptional views. EPC D

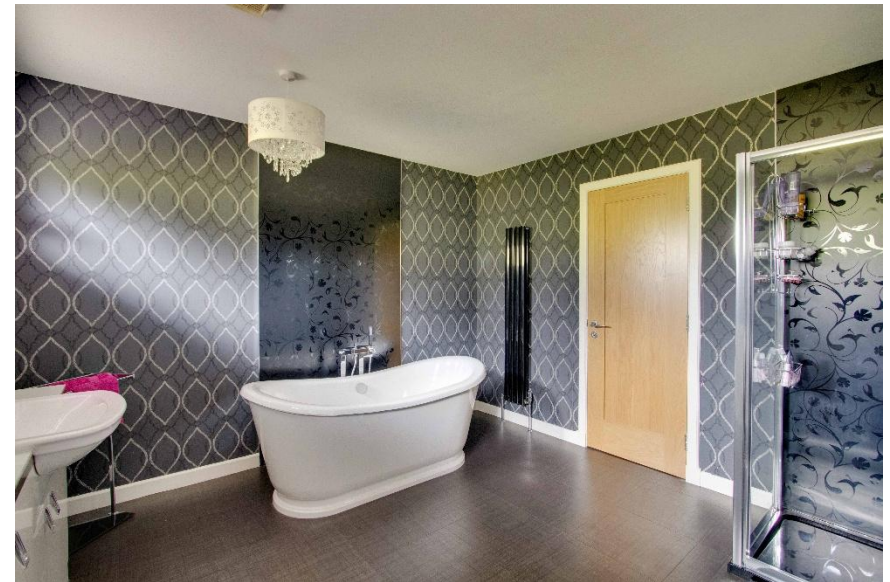
Entrance Porch:	Double glazed picture windows and exterior door. Ornate tiled floor.
Hallway:	Spacious hallway. Walk in cloak cupboard with shelving and light.
Storeroom:	Approx. 3.33m x 2.73m. Excellent storage facility with light and radiator.
Inner Hallway:	Double glazed picture window and double glazed French doors to courtyard. Staircase to upper floor accommodation.
Lounge:	Approx. 7.75m x 6.24m. An excellent sized public room. Double glazed windows and French doors to decking, positioned to take full advantage of the outstanding views. Solid wood floor. Attractive feature fire surround with marble inset and hearth and working fireplace. Glazed double doors to both hallway and to dining room.
Dining Room:	Approx. 6.3m x 4.26m. Another excellent sized public room. Two double glazed windows, again enjoying views. Access to both lounge and hallway.
Kitchen/Dining:	Approx. 5m x 4.53m. Modern quality fitted kitchen with range of floor, wall and drawer units. Island workstation. Granite work surfaces. Breakfast bar. Integral cooler, hob, extractor hood, induction hob, coloured glass splashback. Aga stove. Karndean flooring. Feature arch leading to the family room.
Family Room:	Approx. 6.32m x 4.95m. Double glazed bay window enjoying the outstanding views. Further double glazed French doors to side. Feature fireplace with tiled surround and slate hearth. Working fireplace. Karndean flooring.
Utility Room:	Approx. 3.55m x 3.45m. Large utility room. Base and high level storage units. Plumbed for washing machine. Space for tumble dryer. Fitted cupboards. Cupboard housing hot water cylinder. Double glazed exterior door. Two double glazed windows. Stainless steel sink and drainer
Cloaks/WC:	Approx. 1.53m x 1.9m. Two piece white suite comprising WC and wash hand basin. Chrome towel rail. Double glazed frosted window.
Main Bedroom:	Approx. 7m x 4.46m.at widest point. An excellent size double bedroom. Double glazed windows to front and side.
Dressing Room:	Approx. 3.66m x 2.72m. Range of fitted wardrobes. Double glazed window.
En Suite:	Approx. 3.17m x 1.7m. Modern three piece suite comprising WC, wash hand basin in fitted unit. Large shower enclosure. Part wet wall. Illuminated mirror. Chrome ladder style towel rail. Double glazed frosted window to side.
Bathroom:	Approx. 3.6m x 3.65m. Quality four piece Vitra suite comprising WC and wash hand basin in fitted units. Large shower enclosure and freestanding roll top bath with shower handset. Two contemporary style ladder towel rails. Extractor fan. Two double glazed frosted windows. Ornate splashback.
Bedroom 2:	Approx. 4.62m x 2.71m. Spacious double bedroom looking to the courtyard. Double mirror fronted wardrobes.
Bedroom 3:	Approx. 3.6m x 3.66m. Double bedroom. Two double glazed windows to side. Double mirror fronted wardrobe.
Bedroom 4:	Approx. 3.62m x 2.23m. Double glazed window to side.
Upper Floor Accommodation:	
Upper Landing:	Double glazed Velux window.
Bedroom 5:	Approx. 4.17m x 5.76m. Spacious double bedroom. Double glazed Velux windows to both sides.
Bedroom 6:	Approx. 5.2m x 5.8m. Currently used as a craft room. Double glazed Velux window. Fitted wardrobe.
Storage Room:	Approx. 2m x 4.1m at widest. L shaped room. Single glazed windows and fire escape door to balcony.
Outside:	Generously proportioned garden grounds laid to lawn with feature areas including decking positioned to take advantage of the views and Japanese Garden. The courtyard to front has parking for multiple vehicles and leads to the double garage which has power and light. Kennel enclosure. Shed.





***Three spacious public rooms, Cloaks/Wc
Luxury kitchen & utility room***

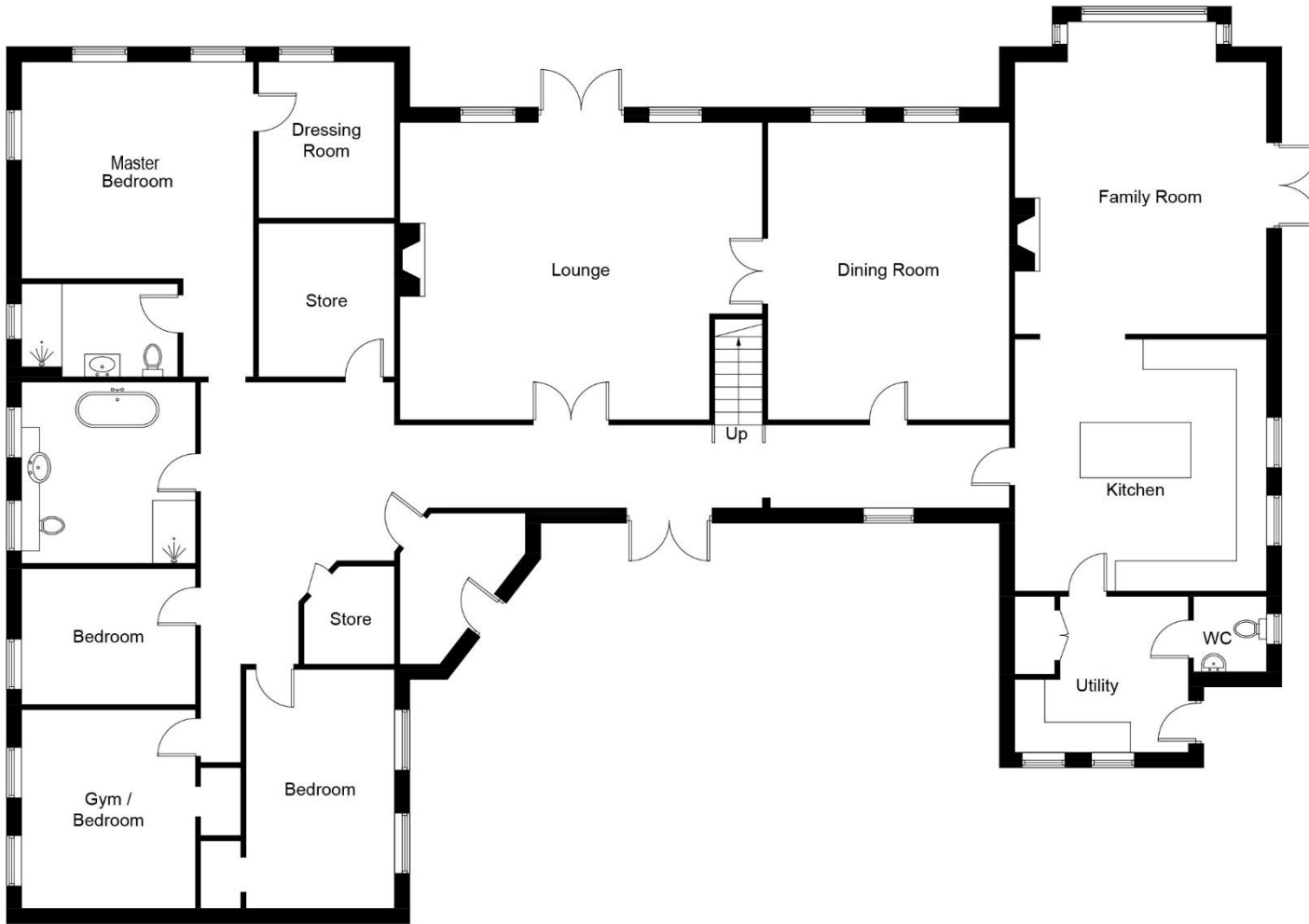




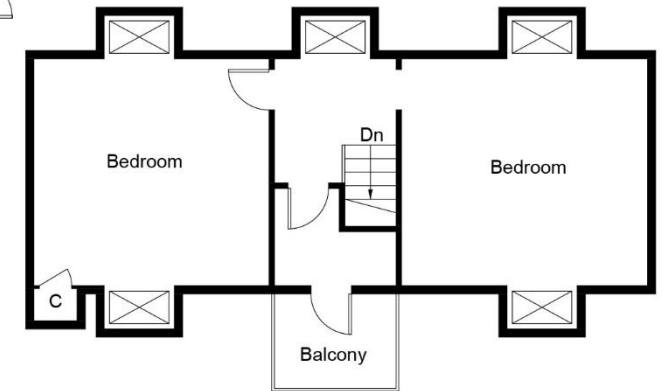
6 bedrooms, Luxury bathroom, En Suite Shower room & Dressing Room







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166108)







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