

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



24 Restenneth Place, Lunanhead, Forfar DD8 3NF

- **Detached Bungalow**
- **Cul de Sac Location**
- **Vestibule & Hallway**
- **Lounge/Dining Room**
- **Kitchen/Dining Room**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing & Electric Heating, EPC E**
- **Driveway & Garage**
- **Beautifully Landscaped Gardens**

Offers over £190,000

This beautifully presented two bedroom detached bungalow sits at the end of a cul de sac in a sought after residential location. Lunanhead is approx. one mile from Forfar, where a full range of social, leisure and consumer facilities can be found, including primary and secondary schooling, independent retailers, and major supermarkets. There is a regular bus route through Lunanhead to Forfar.

The property offers spacious and well proportioned accommodation throughout, and can be described as ready to live in. The subjects benefit from electric heating, double glazing, a modern dining size kitchen with integrated appliances, modern shower room with full wet wall panelling, and two spacious double bedrooms, both with fitted wardrobes.

The garden grounds to front are laid out for ease of maintenance, and there is driveway parking for several vehicles and single garage with power and light. The fully enclosed rear garden has been landscaped in areas of lawn and decking with gravel chip drying area and has two timber sheds. There is a further enclosed area of garden ground and raised planting borders. This is an excellent opportunity to obtain a spacious detached bungalow of this style and location, and viewing is highly recommended to fully appreciate.

Entrance Vestibule: Double glazed exterior door. Glazed panel door to hallway.

Hallway: With all accommodation leading off. Large, shelved cloak cupboard.

Lounge/ Dining: Approx. 5.45m x 4m. An excellent size public room. Double glazed windows to both front and side. Focal point of the room is a recessed multi fuel burning stove on slate hearth with wooden mantle above.





Kitchen/Dining:

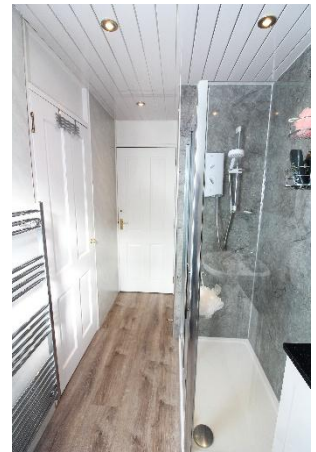
Approx. 5.4m x 3m. Fitted with a range of modern floor, wall, and drawer units. Integral double oven, hob, and extractor hood. Dishwasher and larder style fridge freezer. Dining area has space for table and chairs. Double glazed French doors to rear. Double glazed windows to rear. Inset downlighter and under pelmet lighting.





Shower Room:

Approx. 3.4m x 1.52m. Modern three piece white suite comprising WC, wash hand basin in storage unit, and shower cubicle. Full wet wall. Low maintenance ceiling and down lighters. Double glazed frosted window to side. Chrome heated ladder style towel rail. Large, shelved airing cupboard.



Bedroom 1:

Approx. 2.8m x 4.13m. Spacious double bedroom. Double glazed window to front. Fitted wardrobe.



Bedroom 2:

Approx. 4.14m x 3m. Another spacious double bedroom. Double glazed window to rear. Large walk in wardrobe.



Outside:

Gravel chip driveway provides ample off street parking for several vehicles and leads to the single garage which has power and light. The front garden is laid out for ease of maintenance in gravel chips, with a range of mature shrubs. The rear garden is fully enclosed and beautifully landscaped with lawn, decking, raised planting borders, and gravel chip drying area. Gate access to further area of enclosed garden ground which has raised flower beds and lawn. Screened by mature conifers hedging. Two timber sheds. Greenhouse to side.

GROUND FLOOR



THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS.





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