

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



10 Balmashanner Place, Forfar, DD8 1PE

- **Detached Bungalow with Stunning Views**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen Dining**
- **Bathroom**
- **3 Double Bedrooms & En Suite**
- **Gas Central Heating**
- **Double Glazing**
- **Driveway & Double Garage**
- **Gardens to Front & Rear**
- **Cul de Sac Location, EPC D**

Offers over £245,000

This beautifully presented detached bungalow is situated within a cul-de-sac in a sought after residential location and enjoys outstanding views over Forfar towards the Angus Glens, Grampian foothills and Perthshire hills. The town centre and all local amenities are within convenient distance. Forfar offers 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 accommodation all at ground floor level and is in good decorative order throughout. The subjects benefit from double glazing, gas fired central heating, a spacious lounge with open plan dining room, kitchen/dining, three double bedrooms two with fitted wardrobes, recently installed modern bathroom with shower and en-suite shower room.

There is driveway parking to side leading to the double garage. The garden to front is laid to lawn and the fully enclosed rear garden again enjoys the views and are laid out with patio areas with mature shrubs, trees and hedging. This is an excellent opportunity to obtain a quality bungalow in move in condition and enjoying views which must be viewed internally to fully appreciate.

- Entrance Vestibule:** Double glazed exterior door. Split pane bevelled glass door into hallway.
- L-Shaped Hallway:** Hatch to loft space. Cupboard housing central heating boiler and hot water cylinder. Further shelved storage cupboard.
- Lounge/Dining Room:** Lounge Approx. 4.7m x 5.24m. Bright and spacious public room with double glazed window to front. Open plan to dining room.





Dining Room Approx. 3.38m x 3m. Open plan dining room with double glazed window to rear enjoying the outstanding views.

Kitchen/Dining:

Approx. 3.33m x 4m. Fitted with a range of floor, wall and drawer units with integral oven, gas hob and extractor hood. Tiled to splashback. Ample space for further appliances with space for dishwasher, tumble dryer and washing machine. Sink and drainer with mixer tap. Space for table and chairs. Double glazed window and door to rear.



Bathroom:

Approx. 3.27m x 1.73m. Recently installed with three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Full wet wall panelling and low maintenance ceiling with downlighters. Heated chrome towel rail



Bedroom 1:

Approx. 3.84m x 3.86m. Spacious double bedroom with double glazed window to front. Wall to wall four door mirror fronted wardrobes.



En-suite:

Approx. 1.67m x 1.57m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Full wet wall panelling with low maintenance ceiling and downlighters. Chrome ladder style towel rail. Double glazed frosted window to side.



Bedroom 2:

Approx. 3.28m x 3.51m. Spacious double bedroom with double glazed window to rear again enjoying the views. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.82m x 2.4m. Another double bedroom with double glazed window to front.



Outside:

There is driveway parking to side leading to the double garage.

The front garden is laid to lawn with rockery borders and shrubs. Paved pathways.

The rear garden is fully enclosed, laid to lawn with patio areas and enjoying the views. Range of specimen trees, shrubs and hedging.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com