

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



## 14 Slatefield Rise, Forfar DD8 1XB

- **Detached Bungalow with Views**
- **Vestibule & Hallway**
- **Lounge**
- **Sun Lounge**
- **Dining Room**
- **Kitchen Dining & Utility Room**
- **3 Bedrooms, Dressing Area & En Suite**
- **Double Garage & Driveway**
- **Low Maintenance Gardens**
- **Triple Glazing & Gas Central Heating, EPC C**

**Offers over £320,000**

This individually designed modern detached bungalow is situated within a prestigious development of varied styled homes with views towards Strathmore, Grampian Foothills and Angus Glens, and is within convenient distance of the town centre and all local amenities and services. Forfar offers 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 was constructed in approx. 2011 and is of modern design and has been well maintained by the present owner. The subjects benefit from triple glazing, gas fired central heating, a modern quality dining size kitchen with separate utility room, modern bathroom, sunlounge access from the lounge, and three well proportioned double bedrooms with the main bedroom having En suite and dressing area.

There is parking for multiple vehicles and integrated double garage. The garden grounds to front, side and rear are laid out for ease of maintenance in gravel chips, patio and decking.

This is a rare opportunity to obtain a spacious bungalow of this style and design, and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door with frosted side panel.

**Hallway:** Useful cloak cupboard. Two further storage cupboards. Hatch to loft space which is mostly floored with pull down ladder.

**Lounge:** Approx. 4.65m x 5.5m. Excellent sized public room. Triple glazed windows to front with part views towards Strathmore and Grampian foothills. Double doors to sun lounge.





**Sun Lounge:**

Approx. 4.27m x 3.9m. Another spacious public room. Triple glazed windows to all sides.

**Dining Room:**

Approx. 3.7m x 3.1m. Another spacious public room. Triple glazed patio doors leading to the decking to rear.



**Kitchen/Dining:**

Approx. 4.88m x 3.93m. Fitted with modern quality, floor, wall and drawer units. Integral Neff double oven, induction hob, extractor hood, dishwasher, fridge and freezer. Triple glazed windows to front, again enjoying views.



**Utility Room:**

Approx. 4.25m x 1.86m. Fitted with base level storage units. Stainless steel sink and drainer. Plumbed for washing machine. Space for further appliances. Shelved broom cupboard. Worcester central heating boiler. Double glazed door and triple glazed window to rear. Exterior door to side. Further shelved storage cupboard.

**Bedroom 1:**

Approx. 3.72m x 4.9m. Spacious double bedroom. Triple glazed window to rear. Double mirror fronted wardrobe. Dressing area with sink, mirror and storage unit. Downlighters.





**En Suite Shower Room:**

Approx. 2m x 2.26m. Fully tiled. Three piece white suite comprising WC, wash hand basin in storage unit with mirror and units above. Shower cubicle. Triple glazed window to rear. Chrome ladder style towel rail.

**Bathroom:**

Approx. 3.2m x 2.4m. Fully tiled. Four piece suite comprising WC, wash hand basin in fitted units. Bath and shower cubicle. Triple glazed frosted window to side.



**Bedroom 2:**

Approx. 3.4m x 3.4m. Double bedroom. Triple glazed window to side enjoying the views. Double mirror fronted wardrobes.



**Bedroom 3:**

Approx. 3.66m x 2.95m. Double bedroom. Triple glazed window to rear. Shelved storage cupboard.



**Outside:**

Driveway parking for multiple vehicles, also leading to the integral double garage approx. 7.2m x 6m with separate up and over doors. Low maintenance gardens to front, side and rear. Large sun deck, patio area and timber shed.

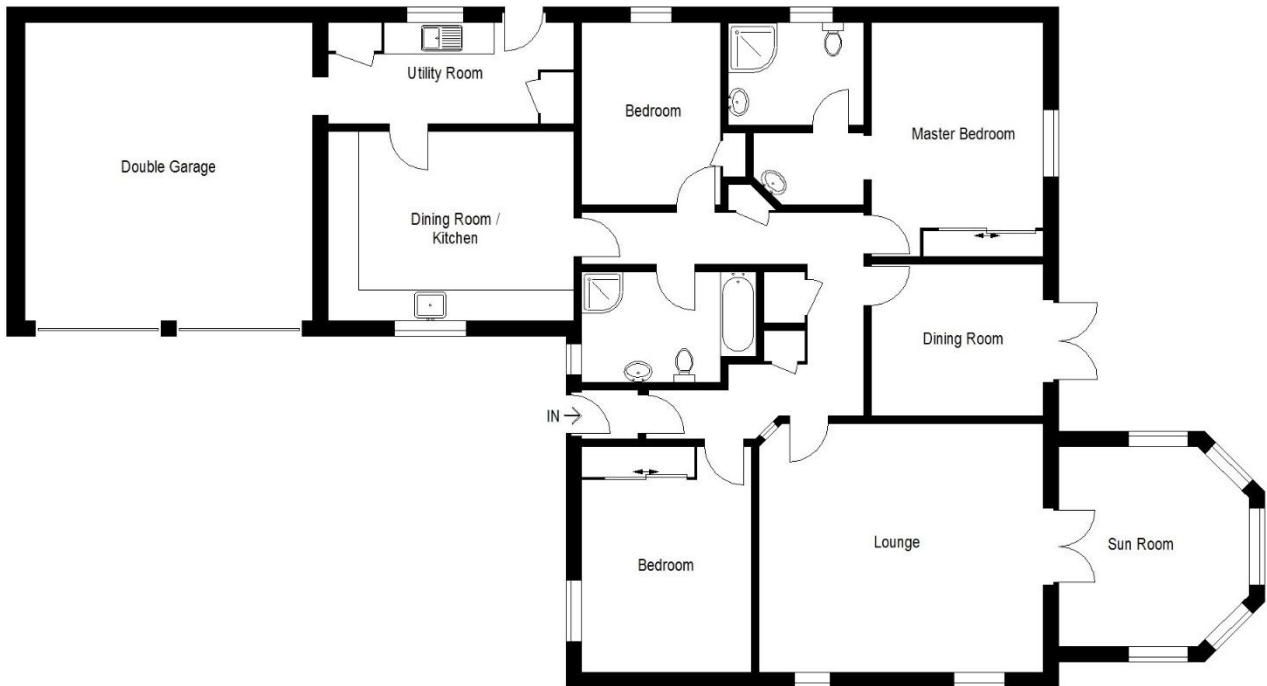


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