

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Trailways of Blackgate, Pitscandly, Forfar DD8 3NZ

- **Detached Bungalow**
- **Hallway**
- **Lounge & Dining Room**
- **Conservatory**
- **Kitchen/Family/Dining Room**
- **Utility & Cloaks/WC**
- **Bathroom**
- **4 Bedrooms & En Suite**
- **Parking Courtyard & Double Garage**
- **Mature Gardens**
- **EPC C**

Offers over £299,000 (HR 300K)

This detached bungalow is situated in a semi-rural location approx. 2 miles from Forfar where a full range of social, leisure and consumer facilities can be found, including primary and secondary schooling, major supermarkets and independent retailers. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers deceptively spacious accommodation all at ground floor level and benefits from electric heating, double glazing, solar panels, a modern fitted kitchen with open plan family/dining room, separate utility room, cloaks/WC, family bathroom, fitted wardrobes in all bedrooms, an En suite shower room.

Externally there is a courtyard to rear with ample parking for a number of vehicles and leading to the double garage with electric remote control door.

The gardens are enclosed and mainly to front, and bounded by a dry stane dyke, and laid out to lawn, screened by mature shrubs, trees and hedging. There is a large patio to side, further areas of garden ground to rear, and external water supply.

This property offers spacious accommodation at ground floor level in a scenic rural location, and viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door with double glazed side panel. Glazed door and side panels into hallway.

Hallway: L shaped hallway. Two storage cupboards. One housing hot water cylinder. Hatch to loft space.

Lounge: Approx. 5.35m x 4.6m. An excellent size public room. Double glazed windows to side. Open plan to dining room.





Dining Room:

Approx. 3.6m x 2.97m. Another spacious public room. Double glazed window to side. Access to kitchen.

Conservatory:

Approx. 3.12m x 2.66m. Enjoying a pleasant outlook over the gardens to front. Double glazed windows and French doors. Patio doors to lounge.

**Kitchen/Dining Room/
Family Room:**

Approx. 7.75m x 4.32m. Two clearly defined areas. Kitchen fitted with modern floor, wall and drawer units. Integral double oven, gas hob, extractor hood, island workstation with breakfast bar. Double glazed window to side. The family/dining room has bay window to front. Karndean flooring with centre feature.





Utility Room:

Approx. 3.44m x 1.88m. Modern base and high level storage units. Stainless steel sink and drainer. Double glazed exterior door and window to side. Internal courtesy door to the double garage.

Cloaks/WC:

Approx. 1.77m x 1.3m. Two piece white suite comprising WC, wash hand basin in unit with storage above. Double glazed window to rear

Bedroom 1:

Approx. 3.56m x 2.71m. Double bedroom. Double glazed window to front. Fitted bedroom furniture including chest of drawers and overhead storage in vanity area. Double mirror fronted wardrobes

**En Suite Shower Room:**

Approx. 3m x 1.32m. Four piece suite comprising WC, wash hand basin and bidet in fitted units. Separate shower cubicle. Vanity mirror. Downlighters. Heated towel rail. Tiled floor. Double glazed frosted window to front.

Bedroom 2:

Approx. 3.1m x 3.57m. Double bedroom. Double glazed window to rear courtyard. Double mirror fronted wardrobes.





Bedroom 3:

Approx. 3.13m x 3.43m. Spacious double bedroom. Double glazed window to rear courtyard. Double fitted wardrobes.

Bathroom:

Approx. 3.42m x 2m. Modern three piece suite comprising WC, wash hand basin in fitted units with vanity mirror and downlighters. P shaped spa bath with full screen. Part tiled. Heated towel rail. Tiled floor. Double glazed frosted window to front.



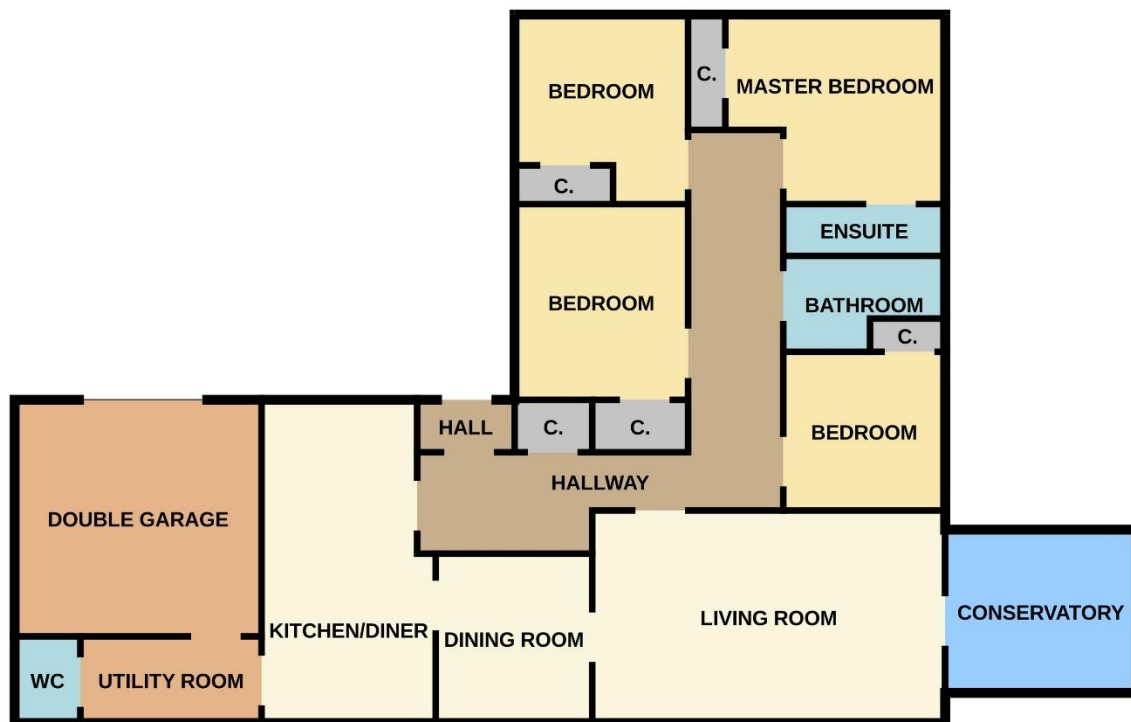
Bedroom 4:

Approx. 3.2m x 2.6m. Currently used as an office with fitted desk. Double mirror fronted wardrobe. Double glazed window to front.



Garage:

Approx. 4.57m x 5.3m. Double garage which currently has a range of fitted units to either side. Internal courtesy door. Electric door.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside:

The gardens are fully enclosed and bounded by a drystone dyke and are mainly to the front of the property, laid to lawn and screened by mature hedging, shrubs and trees. There is a large patio to side and further garden to rear.





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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.

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