

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



5 Findlays Land, Forfar. DD8 3EU

- Detached 1.5 Storey Dwelling House
- Hallway
- Lounge
- Kitchen/Dining Room & Utility
- Bathroom
- 5 Bedrooms
- 3 En Suite
- Gas Central Heating & Double Glazing, EPC C
- Driveway & Detached Garage
- Gardens to Front & Rear

Offers over £315,000

This deceptively spacious one and half storey villa is situated at the end of a cul de sac in a sought after residential location within walking distance of the town centre, close to Whitehills Primary School, transport links and local shops. 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 over two floors and benefits from gas fired central heating with boiler installed 2024, double glazing, modern dining sized kitchen, separate utility room, ground floor four piece bathroom, and five well proportioned bedrooms, and three En Suite shower rooms.

There is driveway parking and single garage with garden to front and a terraced rear garden with areas of patio, shrubs and with gate access to Roberts Street.

This is an excellent opportunity to obtain a spacious well-proportioned family home and viewing is highly recommended.

Entrance Hallway:

Large reception hallway with staircase to upper floor accommodation. All lower floor accommodation leading off.

Lounge:

Approx. 5.5m x 5.12m. Spacious public room. Double glazed bay window to front. Feature wood burning stove with tiled surround and slate hearth. Access to kitchen/dining.



Kitchen/Dining:

Approx. 5.4m x 4.17m. Modern kitchen/dining with range of floor, wall and drawer units. Integral oven, hob, extractor hood and dishwasher. Breakfast bar divider. Double glazed window to rear. Dining area accommodates a large table and chairs and had double glazed patio doors leading to the rear garden.



Utility Room:

Approx. 3.23m x 1.66m. Plumbing for washing machine. Wall mounted central heating boiler. Double glazed exterior door. Cupboard housing fuse box.



Bathroom:

Approx. 3.22m x 1.98m. Four piece white suite comprising WC, wash hand basin, bath and separate shower cubicle. Part tiled. Extractor fan. Double glazed frosted window to rear.



Bedroom 1:

Approx. 4m x 3.2m. Double bedroom. Double glazed window looking to rear. Double fitted wardrobes.





En Suite:

Approx. 3m x 1.2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Double glazed frosted window. Extractor fan.

Bedroom 2:

Approx. 3m x 3.2m. Double bedroom. Double glazed window to front. Double fitted wardrobes.



Bedroom 3:

Approx. 3m x 2.86m. Double glazed window to front.

Upper Floor Accommodation:

Upper Floor Landing:

Double glazed Velux window for natural light. Large, shelved storage cupboards to either side of stairwell.

Bedroom 4:

Approx. 4.83m x 4m. Double bedroom. Double glazed velux window to rear. Double glazed window to side. Double mirror fronted wardrobes.



En Suite:

Approx. 1.61m x 2.3m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed Velux window. Extractor fan.

Bedroom 5:

Approx. 4.76m x 3.96m. Another double bedroom. Double glazed Velux window to front. Double glazed window to side. Double mirror fronted wardrobes.

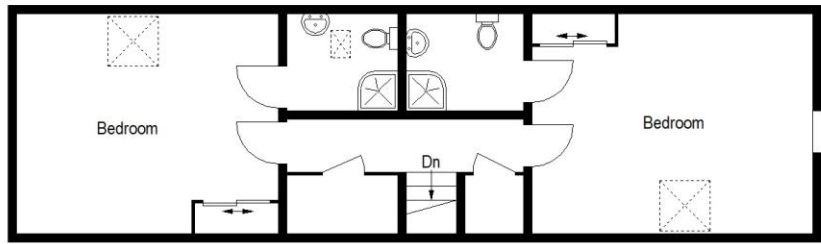
En Suite:

Approx. 2.33m x 1.6m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Extractor fan. Double glazed Velux window.

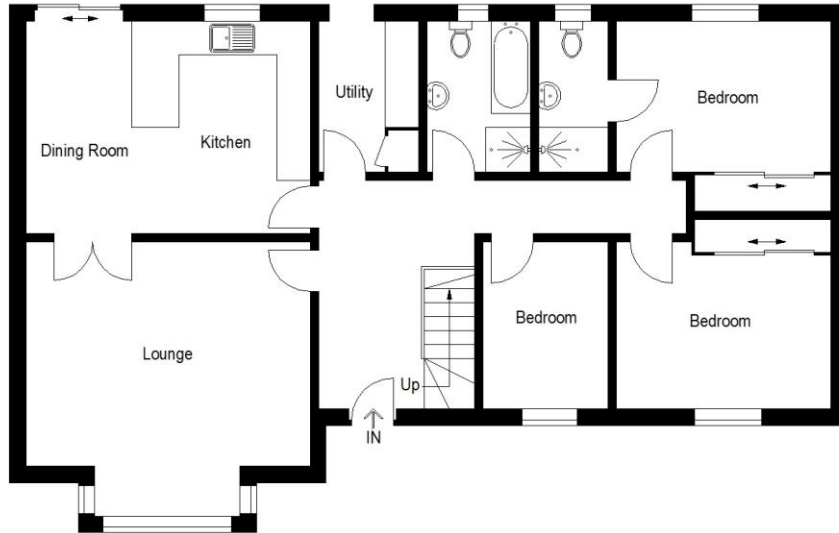
Outside:

The front garden is laid to lawn. Driveway parking leading to the single garage. The terraced rear garden is laid out in areas of patio, lawn and shrub borders, with gate access to Roberts Street.





First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID: 1178446 / Ref:90177)



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