

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



3 Westfield Park, Forfar DD8 1EU

- **Semi Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen & Dining Room**
- **Shower Room**
- **2 Bedrooms**
- **Attic**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Garage & Workshop**
- **Gardens to Front & Rear**

Offers over £175,000

This well presented semi-detached bungalow is situated within a cul de sac of similar styled homes in a sought after residential location convenient for all local amenities, shops, schools, town centre and public transport. 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 has been well maintained by the present owner and is in good decorative order throughout. The subjects benefit from gas fired central heating, with combi boiler, UPVC double glazing with replacement door, replaced internal doors, Karndean flooring in the public areas, modern recently installed shower room, modern fitted kitchen with integral oven, hob, extractor hood, fridge and washing machine, and fitted wardrobes in both bedrooms. There is an open plan dining room from kitchen, which could be reinstated to bedroom three if required.

There is driveway parking for multiple vehicles, leading to the large single garage with electric door with a further large workshop. All with power and light. The front garden is laid out for ease of maintenance and the fully enclosed rear garden is laid in Monoblock and gravel chips, and has timber shed.

This is an excellent opportunity for a number of purchasers, including retirement, and viewing is highly recommended.

Entrance Hallway: Double glazed UPVC exterior door. Karndean flooring. Cloak cupboard housing fuse box. Large, shelved linen cupboard. Further cupboard housing gas central heating combi boiler.

Lounge: Approx. 4.92m x 2.77m. Bright and spacious room. Double glazed window to front.



Kitchen:

Approx. 2.8m x 3.2m. Fitted with modern floor, wall and drawer units. Integral double oven, gas hob, extractor hood. Integral fridge and washing machine. Co-ordinated work surface and splash back. One and half stainless steel sink and drainer. Double glazed window to rear. Open plan to dining room.



Dining Room:

Approx. 2.3m x 3.2m. Feature arch to kitchen. Double glazed window to rear. Could be utilised as third bedroom if required.



Bedroom 1:

Approx. 2.88m x 4.2m. Excellent sized double bedroom. Double glazed window to rear. Wall to wall three door mirror fronted wardrobes.



Bedroom 2:

Approx. 2.98m x 2.52m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



Shower Room:

Approx. 1.9m x 2m. Recently installed modern three piece white suite comprising WC, wash hand basin with storage below. Walk in shower enclosure. Sparkle effect wet wall panelling. Low maintenance ceiling with downlighter.



Outside:

Driveway parking for multiple vehicles leads to the garage/workshop with electric door. Garage is 2.96m x 6m, and workshop 7.1 x 4.4m. Both having power and light. Workshop has fitted units and workbench, and double glazed window.

The front garden is laid out for ease of maintenance in paved pathways and gravel chips with shrubs. The fully enclosed rear garden is laid out in part Monoblock, and part gravel chips, again with shrubs. Bounded by timber fencing dry stane dyke and having timber shed.



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. The 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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