

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



20 Restenneth Place, Lunanhead, Forfar, DD8 3NF

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Driveway & Garage**
- **Beautifully Landscaped Gardens, Greenhouse & 2 Sheds**
- **Cul de Sac Location**

Offers over £175,000

This detached bungalow is situated within a cul-de-sac in a popular residential location in the village of Lunanhead on the outskirts of Forfar. Nearby Forfar offers a broad cross section of social, leisure and consumer facilities including major supermarkets, primary and secondary schools and independent cafes, bars and retailers.

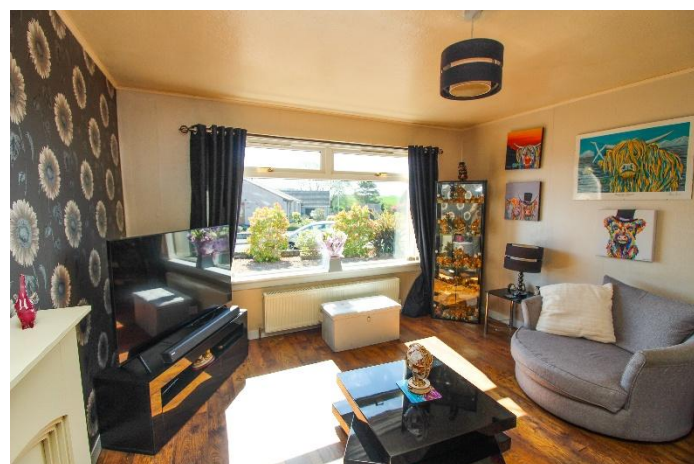
The property offers spacious accommodation at ground floor level and benefits from UPVC double glazing and gas fired central heating with combi boiler.

Externally there is a low maintenance garden to front and a large driveway courtyard with ample parking for multiple vehicles and leading to the single garage with power and light. The rear garden is beautifully landscaped in patio areas, lawn and has greenhouse and two sheds.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

Entrance Hallway: Wooden exterior door. Recessed display shelf with cupboard below housing electricity meter and fuse box.

Lounge: Approx. 3.9m x 4.33m. Bright and spacious south facing room with double glazed window to front.



Kitchen:

Approx. 2.94m x 2.7m. Fitted with a range of floor, wall and drawer units. Gas cooker connection. Ample space for further appliances. Tiled to splashback. Double glazed window to front.

**Shower Room:**

Approx. 1.83m x 1.93m. Modern three piece white suite comprising WC, wash hand basin and corner shower cubicle. Mostly tiled with wet wall in shower. Double glazed frosted window to side.

Bedroom 1:

Approx. 3.94m x 3.9m. Spacious double bedroom with double glazed window to front. Two double fitted wardrobes and further storage cupboard also housing the gas central heating combi boiler.



Bedroom 2:

Approx. 3.211m x 3.1m. Another double bedroom with double glazed window to rear. Wardrobe.

**Outside:**

Driveway parking provides ample off street parking for a number of vehicles and leads to the single garage with power and light.

Front garden is laid out for ease of maintenance in gravel chips with raised shrub borders.

Rear garden is generously proportioned with a patio and gravel chips seating area, further lawned area with two sheds and greenhouse and a range of mature shrubs. External water supply.





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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given in their operation or performance. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given in their operation or performance. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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