

Property for Sale



taysidepropertyonline.com

Estate agency division of Jack Brown & Company Solicitors



Reid Park Lodge, 18 Hillside Road, Forfar DD8 2AX

- Traditional Detached Former Lodge House
- Hallway
- Lounge
- Breakfasting Kitchen
- Dining Room/Bedroom 3
- Ground Floor Shower Room
- 2/3 Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing, EPC E
- Driveway Parking, Shed & Summerhouse
- Open Views over Surrounding Parkland

Offers over £230,000

This traditional detached former lodge house is situated in the sought after Hillside Road area adjacent to the Reid Park. The town centre and all local amenities and services including shops, schools and public transport are within convenient distance. Forfar offer 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 which was formerly the Park Keeper's Cottage at Reid Park offers spacious and well-proportioned accommodation over two floors and has retained much of its original character and charm. The property benefits from gas fired central heating, double glazing, modern fitted kitchen, modern shower room on ground floor, and modern bathroom on the upper floor.

There is driveway parking for a number of vehicles and beautifully laid out mature gardens to front, side and rear.

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

Entrance Hallway: Double glazed exterior door. Staircase to upper floor accommodation.

Lounge: Approx. 4.3m x 4.2m with a further large window recess measuring Approx. 2m x 1.6m. An excellent sized public room with double glazed bay window enjoying outlook over the surrounding parkland. Part oak flooring. Wooden panelling to dado height. Feature fire surround with gas fire. Large under stair storage cupboard with light.



Rear Hallway:

Glazed door to rear vestibule. Recess for appliance if required. Feature alcove with uplighter.

**Breakfasting Kitchen:**

Approx. 2.76m x 3.45m. Fitted with a range of modern floor, wall and drawer units. Slot in Smeg gas cooker (no warranties given) Plumbed for washing machine, space for tumble dryer. One and half stainless steel sink and drainer. Glazed display units. Breakfast bar. Double glazed window to side.

Shower Room:

Approx. 2.56m x 1.65m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Sliding door useful shelved storage cupboard.



Dining Room/Bedroom:

Approx. 3.87m x 3.4m. Double aspect double glazed windows to rear and side.



Bedroom 1:

Approx. 4.12m x 4.25m. Spacious double bedroom at ground floor level. Double glazed windows to front. Picture rail and cornice.



Upper Floor Landing:

Useful eaves storage. Shelled linen cupboard.

Bedroom 2:

Approx. 3.35m x 3.37m. Double bedroom. Double glazed windows to rear. Recess wardrobes.



Bathroom:

Approx. 2.42m x 2m. Modern three piece suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Fitted units. Wet wall panelling. Double glazed window to rear

Outside:

A well-defined and bounded plot bounded by timber fencing to front with double timber gates leading to the gravel chip parking courtyard with ample space for a number of vehicles. The rear garden is fully enclosed and laid to lawn with mature shrubs and trees. Feature pond. Rockery border. South facing sun terrace. Summerhouse. Shed.

**Ground Floor****Attic**

Illustration For Identification Purposes Only. Not To Scale (ID:1195370 / Ref:90464)





tspc.co.uk
Make it your home page

pspc
All you need



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