

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



2 Pirnie Mill, Forfar DD8 3ES

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway & Garage**
- **Well Maintained Gardens, Shed, Shed/Workshop & Greenhouse**

Offers over £220,000

This detached bungalow is situated in a cul de sac in a sought-after residential location, a short walk from Whitehills Primary School, the town centre, local shops in North Street and Forfar Academy and community campus. 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 well-proportioned accommodation at ground floor level and has been well maintained. The subjects benefit from gas fired central heating with combi boiler, double glazing with replacement doors, fitted wardrobes in all bedrooms, and spacious dining sized kitchen.

Externally there is driveway parking for multiple vehicles, and single garage with power and light. The garden grounds to front and rear are well laid out in lawn and well stocked with shrub and herbaceous borders having timber shed, workshop shed and greenhouse.

This is an excellent example of the house style and viewing is highly recommended.

Entrance Vestibule: UPVC exterior door. Tiled floor. Glazed door into hallway.

Hallway: L shaped hallway. Hatch to loft space. Useful storage cupboard, also housing central heating boiler.

Lounge: Approx. 4.71m x 3.92m. Spacious public room. Double glazed windows to front. Recently fitted glazed door to hallway.



Kitchen/Dining:

Approx. 3.91m x 3.91m. Fitted with a range of modern floor, wall and drawer units. Integral double oven, gas hob and extractor hood. Ample space for further appliances. Space for table and chairs. Double glazed window to rear. Inset downlighters. Recently installed glazed door to hallway. Double glazed exterior door to rear garden

**Bathroom:**

Approx. 3m x 2m. Four-piece suite comprising WC, wash hand basin and bath. Chrome ladder style towel rail. Separate shower cubicle with wet wall.



Bedroom 1:

Approx. 3.95m x 3.7m. Spacious double bedroom. Double glazed window enjoying outlook over the rear garden. Two double fitted wardrobes.



Bedroom 2:

Approx. 3.23m x 2.75m. Well proportioned room. Double glazed window to side. Double fitted wardrobe.



Bedroom 3:

Approx. 3.27m x 2.78m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



Outside:

The front garden is laid to lawn with borders. A gravel chip driveway to side provides ample space for multiple vehicles and leads to the single garage with power and light. The fully enclosed rear garden is laid to lawn with patio areas with terraced rockery and raised borders. Timber shed and greenhouse. Workshop/shed.



GROUND FLOOR



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Appliances: Minimum 10 years.

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