

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



‘Naranco’ 76 Lour Road, Forfar DD8 2AZ

- **Detached Stone Built Villa**
- **Vestibule & Hallway**
- **Lounge, Sitting Room & Dining Room/ Bedroom 5**
- **Conservatory**
- **Cloaks/WC & Utility Room**
- **Kitchen/Dining Room**
- **Family Bathroom & Separate WC**
- **4 Bedrooms & En Suite**
- **Mature Secluded Gardens, Driveway & Garage, EPC D**

Offers over £380,000

This impressive, detached traditional stone built early villa (circa 1890) is situated in the desirable Lour Road area within the County Town of Forfar, within walking distance of the town centre and close to open countryside. Forfar offers a broad cross section of social, leisure and consumer facilities including primary and secondary schooling, major supermarkets, independent retailers, bars and cafes and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. Private schooling is found at the High School of Dundee, with a dedicated bus service. Leisure facilities are available in the new Community Campus, including a swimming pool. Dundee provides all the services expected of a major city, including the V&A museum, together with two universities. There are east coast mainline railway stations at Arbroath and Dundee, with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European services and there are direct flights from Dundee to Heathrow.

Angus is well known for its range of outdoor pursuits with a plethora of activities for sporting enthusiasts. The Angus Glens provide some of the best hill walking in eastern Scotland, and there is skiing at Glenshee. Fishing can be taken on the North and South Esks and is available locally at Forfar and Rescobie Lochs. As well as local golf courses at Forfar and Kirriemuir, the championship courses at Carnoustie. There is a golf driving range on the northern edge of Forfar. Locally there are fine walks close by with the Forfar path Network, Balmashanner Hill and Monument with breathtaking views and Nature Reserve and Tea Room at Murton. at Forfar Loch and Country Park, Cricket and Rugby Grounds and Loch is close by for walks and sailing. Forfar has its own cricket and rugby grounds and Station Park home of Forfar Athletic FC.

The property offers spacious well-proportioned accommodation over two floors and has been well maintained by the present owners. In good decorative order throughout, the property has retained many original features including stained glass, staircases, cast iron radiators, doors and ornate cornicing and plasterwork. Modern features include oil fired central heating, wet Thermal Panels for hot water supply and double glazing. In addition, there is a large conservatory which enjoys a pleasant outlook over the rear garden. The range of public rooms and bedrooms can be adapted to suit the individual purchaser's requirements.

The garden grounds are well bounded and defined and enjoy a degree of seclusion and privacy. There is driveway parking for multiple vehicles, and detached garage.

This is a rare opportunity to obtain a traditional home of immense character, and viewing is essential to fully appreciate.

Entrance Vestibule:

Exterior storm door with glazed panel above. Cornicing and ornate mosaic tiled floor. Original stained and leaded glass doors and side panel to hallway.

Hallway:

Natural wood staircase and balustrade to upper floor accommodation.

Lounge:

Approx. 4.7m x 4.65m. Spacious public room. Double glazed windows to front. Feature carved wood fire surround with cast iron and decorative tiled inset. Recess display alcove. Cornicing and picture rail.



Sitting Room:

Approx. 5.97m (measured into bay window) x 4.3m. Another spacious public room. Double glazed bay window to front. Further double glazed window to side enjoying views over the surrounding countryside. Attractive ornate carved wood fire surround with tiled inset and hearth and living flame gas fire. Recess shelved display alcove. Ornate cornicing and picture rail.

**Dining Room/ Bedroom 5:**

Approx. 4.47m x 3.65m. Another well proportioned public room. Double glazed window to side. Cornice and picture rail.

**Downstairs Cloaks/WC:**

Approx. 4.31m x 1.17m. Two piece white suite comprising WC and wash hand basin. Cornice. Double glazed frosted window.

Inner Hallway:

Large shelved under stair storage cupboard.

Kitchen/Dining:

Approx. 4.3m x 3.66m. Fitted with a range of floor, wall and drawer units. Integral Bosch double oven, five ring gas hob, dishwasher, freezer and fridge. Tiled to splash back. Space for large table and chairs. Ornate cornicing. Double glazed window to side and rear. One and half sink and drainer.

**Rear Vestibule:**

Exterior door. Double glazed window to side.

Cloak Room:

Approx. 1.84m x 1.13m. Cloak rail. Double glazed window to side.

Utility Room:

Approx. 3.12m x 2.92m. Fitted with a range of floor, wall and drawer units. Double glazed Velux roof window. Belfast sink. Tiled to splash back. Central heating boiler. Plumbed for washing machine.

Conservatory:

Approx. 5.68m x 3.45m. Double glazed windows and French doors leading to the rear garden. Fully tiled floor with border. Conservatory roof blinds.





**Upper Floor
Accommodation:**

Staircase has mid floor landing. Single glazed stained and leaded glass with clear double glazed unit on exterior.

Upper Landing:

Cornice and picture rail. Large shelved cupboard with hanging rail and light.

WC:

Approx. 1.6m x 1.11m. Two piece suite comprising WC and wash hand basin. Double glazed frosted window to rear

Bathroom:

Approx. 2.53m x 2.9m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Extractor. Double glazed



Bedroom 1:

Approx. 4.6m x 4.68m. Spacious double bedroom. Double glazed windows to front. Recess display alcove with storage below. Cornice.



En Suite:

Approx. 2.3m x 1.5m. Fully tiled with three piece white suite comprising WC, wash hand basin in unit. Large shower cubicle with wet wall. Heated towel rail. Double glazed frosted window to front.

Bedroom 2:

Approx. 4.33m x 4.24m. Spacious double bedroom. Double glazed window to both front and side.

**Bedroom 3:**

Approx. 3.66m x 4.33m. Double bedroom. Double glazed window to side. Cornice.

**Study/Bedroom 4:**

Approx. 1.71m x 2.8m. Double glazed window to side.

Outside:

The property is bounded onto Lour Road by stone-built walls and cast-iron gates leading to the front terrace and driveway parking for multiple vehicles, and detached garage with power and light. The gardens to front are laid to lawn and screened by mature beech hedging. Further pedestrian gate access to side. The fully enclosed rear garden has large sun terrace and laid to lawn and bounded by mature shrubs and hedging, enjoying a degree of seclusion and privacy.

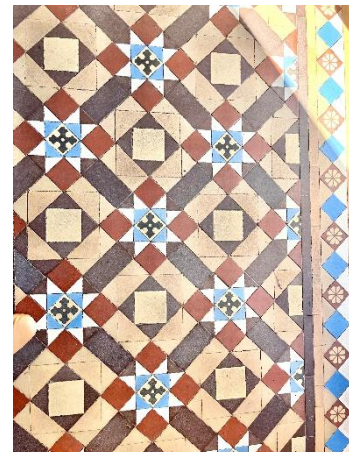
GROUND FLOOR



1ST 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. This 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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