



33 Arbroath  
Road,

Forfar, Angus, DD8 2JJ







## Summary

This two-bedroom detached bungalow has a desirable location in Forfar, set in an established residential development. The single-storey home offers generous accommodation consisting of a southeast-facing living room with a fireplace and a large bay window, a double-aspect kitchen with an open layout to a seated dining area and a handy utility room, and two sunny double bedrooms (one with fitted wardrobes). Completing this family home is a modern shower room with a towel radiator. Externally, the bungalow is complemented by a multi-car driveway leading to a single garage with an attached store, plus private gardens with well-kept lawns, mature flowers and a drying area. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Detached bungalow in Forfar
- Part of a residential development
- Entrance vestibule with storage
- Hall with storage
- Sunny bay windowed living room with fireplace
- Dual-aspect dining room/kitchen with utility room
- Sun-filled main bedroom with wardrobes
- Versatile second double bedroom with a sunny aspect
- Modern shower room
- Private gardens to the front and rear
- Garage and driveway parking
- External store
- Gas central heating and double glazing



“An attractive two-bedroom detached family home in Forfar with spacious accommodation and stylish, modern interiors.”











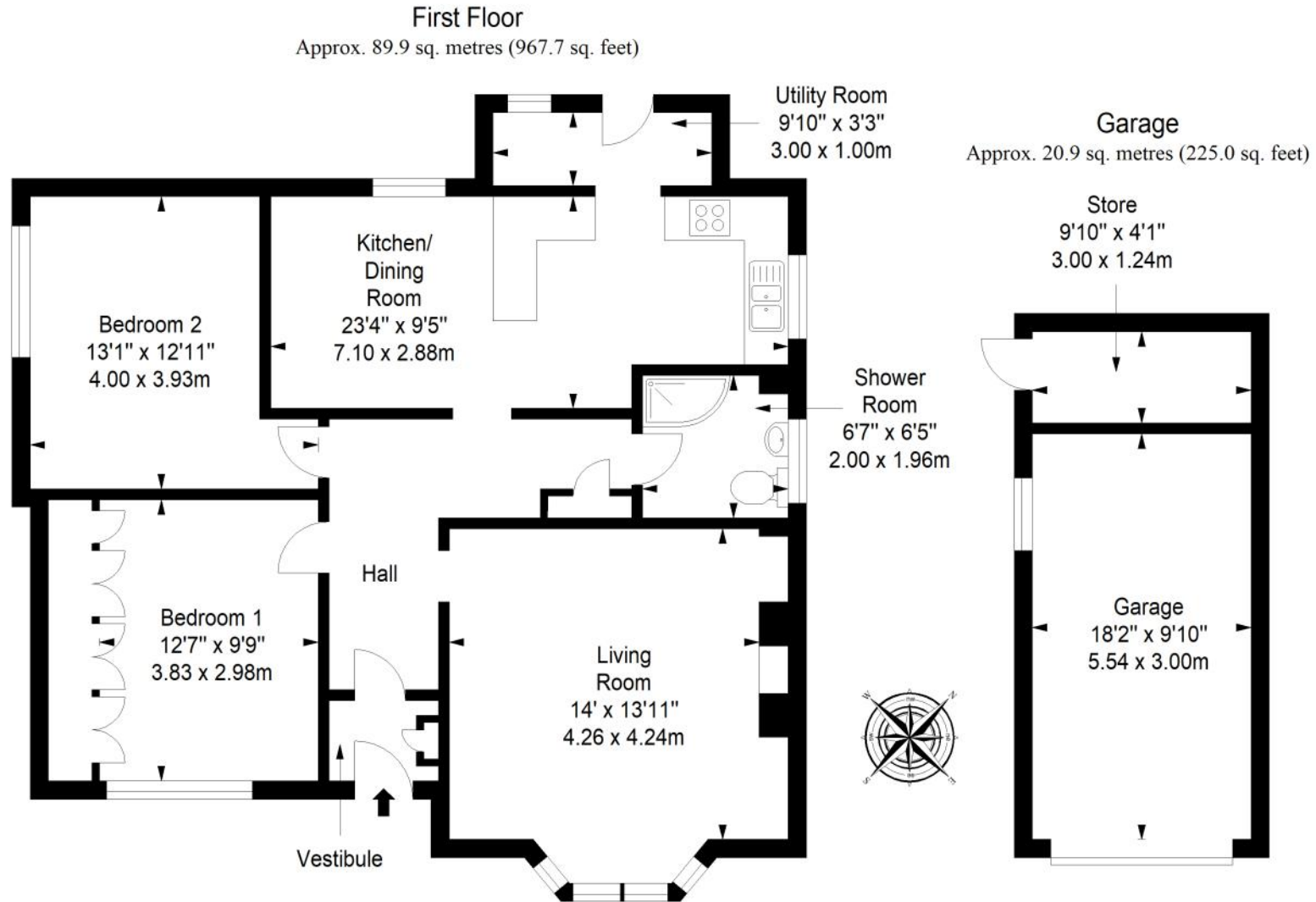
“This spacious bungalow enjoys a low-maintenance private garden grounds and a private paved driveway leading to a detached garage(with an attached store).”







# Floorplan



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edineaa@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
pertheaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland