

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **‘The Shieling’ 31 Dunnichen Road, Kingsmuir, Forfar DD8 2RQ**

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen & Open Plan Dining Room**
- **Utility Room & Cloaks/WC**
- **Shower Room**
- **3 Double Bedrooms**
- **Oil Fired Central Heating & Double Glazing, EPC E**
- **Generous Sized Mature Gardens & 6m x 3m Shed**
- **Driveway Parking**

**Offers over £230,000**

This well presented detached bungalow is situated in the sought after village of Kingsmuir, on the outskirts of Forfar. Nearby Forfar offers a full range of social, leisure and consumer facilities including major supermarkets, independent retailers, primary and secondary schooling. The Dundee/ Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property occupies a generous size plot and is in good decorative order throughout. The subjects benefit from oil fired central heating, UPVC double glazing, recently installed replacement thermally broken aluminium Schuco doors, and has been recently re roofed giving the purchaser peace of mind. In addition there is a large useable attic.

The garden grounds to front, side and rear are well laid out with a range of mature shrubs and trees, and there is a large timber framed aluminium clad, fully insulated shed with power, and there is driveway parking for multiple vehicles.

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

- Entrance Vestibule:** New UPVC double glazed and leaded exterior door and side panel. Cupboard housing fuse box. Glazed door into hallway.
- Hallway:** Hatch to loft space. Useful shelved storage cupboard. Further storage cupboard with sliding doors.
- Lounge:** Approx. 3.9m x 4.85m. Spacious public room. Double glazed window to front. Doors to both hallway and to kitchen/dining.





**Kitchen/Dining:**

Approx. 6m x 3.5m at widest points. Two clearly defined areas. Kitchen fitted with a range of modern floor, wall and drawer units. Integral electric oven, hob and extractor hood. Double glazed window to side. Access to utility. Dining area has double glazed window to front.





**Utility Room:**

Approx. 2.82m x 1.81m. Fitted with base and high level storage units. Stainless steel sink and drainer. Tiling to splash back. Double glazed window to side. New replacement UPVC double glazed and leaded exterior door.

**Shower Room:**

Approx. 2.36m x 1.8m. Three piece modern white suite comprising WC, wash hand basin and shower cubicle with wet wall. Double glazed frosted window to side.



**Cloaks/WC:**

Approx. 1.55m x 0.92m. Two piece modern white suite comprising WC and wash hand basin in fitted unit. Double glazed frosted window.

**Bedroom 1:**

Approx. 3.86m x 3.83m. Spacious double bedroom. Double glazed window to front.



**Bedroom 2:**

Approx. 3.86m x 4m. Another spacious double bedroom enjoying pleasant outlook over the garden grounds to rear.



**Bedroom 3:**

Approx. 3.22m x 3m. Another good sized double bedroom. Double glazed window to rear again enjoying views to the rear garden and towards open countryside.



**Outside:**

There is a gravel chip driveway to side leading to the rear garden and having ample parking for multiple vehicles. The garden grounds to front are laid to lawn, bounded by timber fencing and dry stone dyke with a range of mature shrubs and trees. The rear garden is fully enclosed with timber gates, and is laid mainly to lawn with patio areas. Feature pond. All enjoying a degree of seclusion and privacy.



**Shed:**

Approx. 3m x 6m. Has power and light. Double glazed frosted windows. Timber framed, aluminium clad and insulated.

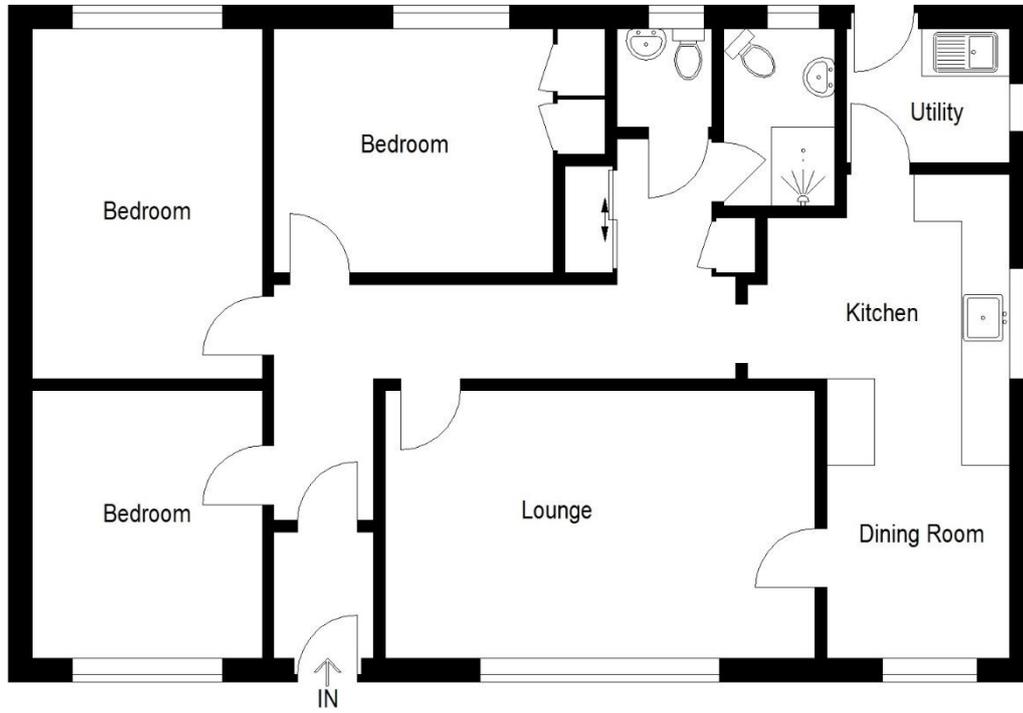
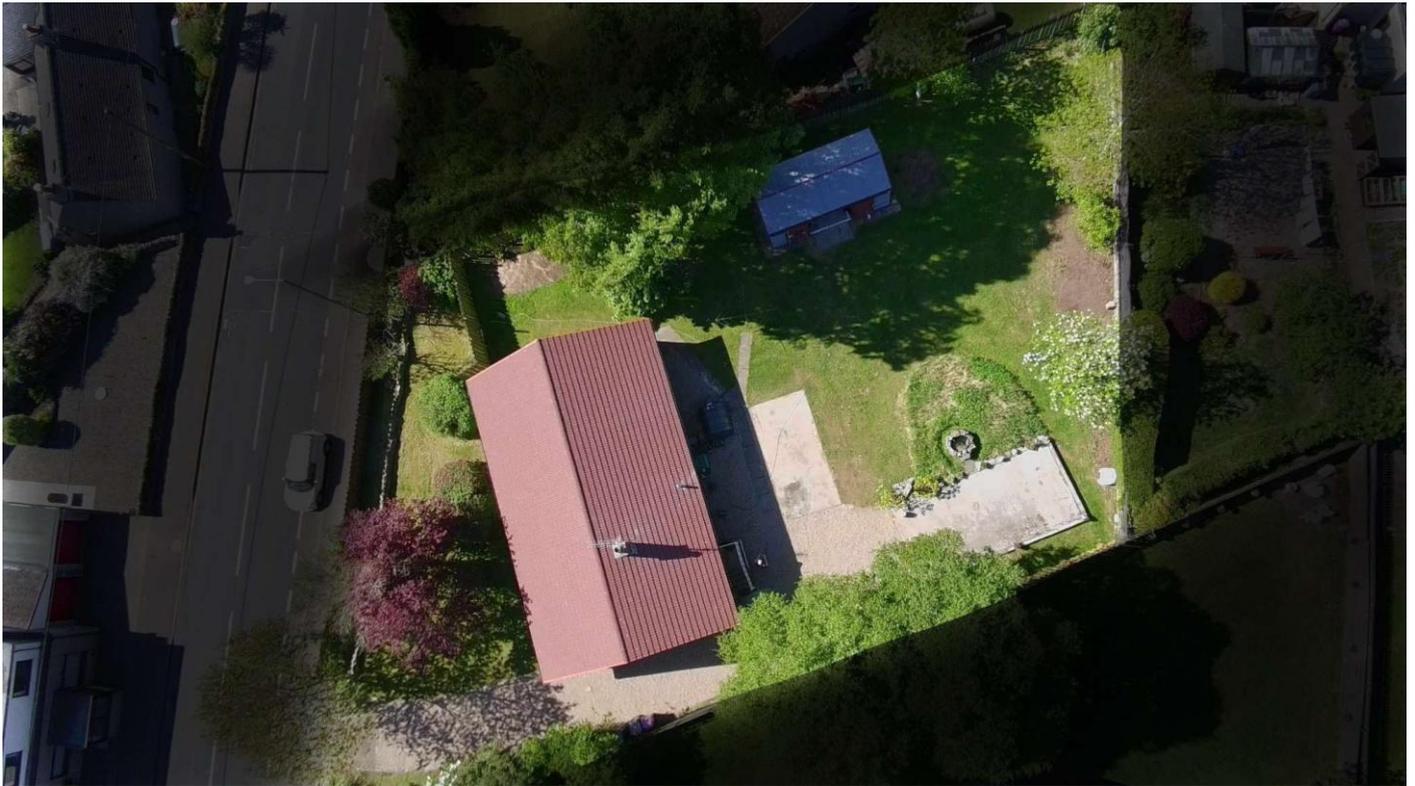


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