

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



35 Dunnichen Road, Kingsmuir, Forfar DD8 2RQ

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen,**
- **Open Plan Dining room**
- **3 Bedrooms & En Suite**
- **Family 4 Piece Bathroom**
- **Double Glazing & Electric Heating, EPC F**
- **Driveway & 1.5 Garage**
- **Generous Sized Plot, Summerhouse**

Offers over £250,000

This well presented detached bungalow occupies a generous sized plot within the sought after Angus village of Kingsmuir on the outskirts of Forfar. 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 and well-proportioned accommodation at ground floor level and has been well maintained by the present owner. Features include double glazing, electric heating with Fischer radiators, UPVC soffits, fitted wardrobes in all bedrooms, four piece family bathroom and En Suite shower room.

There is Monoblock driveway and terrace providing ample parking for a number of vehicles and leading to the 1.5 garage which has power and light. The garden grounds to front are laid to lawn, and the rear and side gardens enjoy a degree of seclusion and privacy, laid to lawn with shrubs, patio areas, and summerhouse.

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

Entrance Vestibule:

Double glazed exterior door and side panel. Double glazed window to front. Bevel glass door into hallway.

Hallway:

Useful shelved cloak cupboard. Open plan into dining room. Hatch to loft space with pull down ladder.

Lounge:

Approx. 6.15m x 3.75m. Bright and spacious public room. Double glazed window to front. Feature fire stone fireplace with tiled hearth. Electric fire and original coal fireplace behind. Bevel glass doors to hallway.





Dining Room:

Approx. 4m x 4.4m. Another spacious public room. Double glazed patio doors leading to the rear garden and patio.



Kitchen:

Approx. 3.3m x 3.10m at widest. Fitted with a range of floor, wall and drawer units. Tiling to splash back. Slot in electric cooker. Extractor hood. One and half polycarbonate sink and drainer with mixer tap. Ample space for further appliances. Cupboard housing hot water cylinder. Double glazed windows to both side and rear.





Rear Vestibule:

Double glazed window to side. Shelled larder cupboard.

Bathroom:

Approx: 3.4m x 2.41m Four piece white suite comprising WC, wash hand basin, bath and separate shower cubicle. Tiled around shower and to dado height splash back areas. Heated towel rail. Double glazed frosted window to side.



Bedroom 1:

Approx. 4.85m x 4.96m at widest. An excellent sized double bedroom. Four door mirror fronted wardrobes. Double glazed windows to both sides.





**En Suite
Shower Room:**

Approx. 2m x 2m at widest. Three piece suite comprising WC, and wash hand basin in fitted units and corner shower cubicle. Extractor fan. Fully tiled. Chrome ladder style towel rail. Double glazed frosted window to side.

Bedroom 2:

Approx. 3.33m x 3.32m. Double bedroom. Double glazed window to front. Four door, wall to wall mirror fronted wardrobes.



Bedroom 3:

Approx. 3.43m x 3.8m. Another double bedroom. Double glazed window to side. Four door mirror fronted wardrobes.



Outside:

A large Monoblock driveway and terrace provides ample off street parking for multiple vehicles and leads to the 1.5 garage which has power and light. The gardens to front are bounded by a low level dyke, with raised lawn and mature shrub and tree borders. Gravel chip and shrub garden to side. The rear garden enjoys a degree of seclusion and privacy with many sun trap areas. Two patios and summerhouse. Screened by mature hedging and laid to lawn.





Illustration For Identification Purposes Only. Not To Scale (ID:1203053 / Ref:90584)



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.

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