

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



10 Calder Place, Forfar DD8 1HT

- **Detached Bungalow in Cul de Sac**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **Cloaks/WC**
- **3 Bedrooms**
- **Driveway & Carport**
- **Gardens to Front, Side & Rear**
- **Close to all Amenities**
- **EPC C**

Offers over £195,000 (Home Report Value 200K)

This deceptively spacious detached bungalow is situated in a cul de sac in a popular residential location convenient for the town centre, supermarkets, primary school and bus routes. 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 benefits from gas fired central heating, UPVC double glazing with replacement doors, a modern fitted dining size kitchen, separate cloaks/WC, family bathroom, and three well-proportioned bedrooms.

Externally there is Monoblock driveway for multiple vehicles and car port. The garden grounds to front side and rear are laid out with ease of maintenance in mind and are stocked with mature shrubs and trees. This is a rare opportunity to obtain a home of this style and location and would suit family or retirement purchase.

Entrance Hallway: Double glazed exterior door. Hatch to loft space with pull down ladder. Large, shelved storage cupboard with light.

Lounge: Approx. 3.95m x 4.22m. Spacious public room. Double glazed windows to front and side.



Kitchen/Dining Room:

Approx. 5.92m x 2.88m. Fitted with a range of modern floor, wall and drawer units. Integral oven, hob and extractor hood. Tiling to splash back. Ample space for further appliances. Stainless steel sink and drainer with mixer tap. Double glazed window to rear. The dining area accommodates a large table and chairs and has double glazed exterior door and side panel to rear.

**Bathroom:**

Approx. 2.46m x 2.47m. Modern three piece suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Full wet wall panelling and low maintenance ceiling. Extractor fan.



Bedroom 1:

Approx. 3.73m x 3.83m. Spacious double bedroom. Double glazed window to rear. Recessed wardrobe with shelving and hanging rail.



Bedroom 2:

Approx. 3.31m x 2.62m. Double bedroom. Double glazed window to rear. Double fitted wardrobe.



Bedroom 3:

Approx. 3m x 2.88m. Another well proportioned room. Fitted wardrobe. Double glazed window to rear.



Cloaks/WC:

Approx. 1m x 1.93m. Two piece white suite comprising WC and wash hand basin. Extractor fan.

**Outside:**

Monoblock driveway to front provides ample off street parking and leads to the covered entrance and car port. External water supply. The rear garden is laid out for ease of maintenance in gravel chips with mature shrub borders and trees. Monoblock patio. Paved pathways. Further enclosed rear courtyard in paved pathways, gravel chips and mature shrubs.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their condition or efficiency can be given.
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