

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



3 Merlin Grove, Strathmore Fields, Forfar DD8 3FJ

- **Modern Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen & Open Plan Dining**
- **Utility Room & Cloaks/WC**
- **Family Bathroom**
- **3 Bedrooms**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Driveway & Integral Garage with Electric Door**
- **Gardens to Front & Rear**

Offers over £285,000

This well presented detached villa is situated in the sought after Strathmore Fields development by Guild Homes and is within convenient distance of all local amenities including the town centre, Lochside Country Park, Forfar Academy and Community Campus and the A90 dual carriageway which connects to major routes north and south.

The property offers spacious well-proportioned accommodation over two floors and is an adaptation of the popular Glenshee house style by Guild Homes. The subjects benefit from gas fired central heating, double glazing, downstairs cloaks/WC, solar panels, spacious lounge, and open plan dining kitchen with integrated Bosch appliances, separate utility room, three well-proportioned bedrooms and family bathroom with shower.

There is driveway parking for multiple vehicles to front, leading to the integral garage which has electric door, power, light and internal courtesy door. The gardens to front are laid to lawn, and the fully enclosed rear gardens are again laid to lawn with decking, pergola and patio areas.

This is an excellent example of the house style which must be viewed internally to fully appreciate.

Entrance Hallway:

Double glazed exterior door. Staircase to upper floor accommodation. Large walk in cloak cupboard with light. Further under stair storage cupboard with light, also housing fuse box and solar panel controls.

Cloaks/WC:

Approx. 1.52m x 2m. Two piece white suite comprising WC, and wash hand basin with tiling above. Extractor. Double glazed frosted window to front.

Lounge:

Approx. 5.9m (measured into bay window) x 3.8m. An excellent sized public room. Double glazed bay window to front. Open plan to dining kitchen.





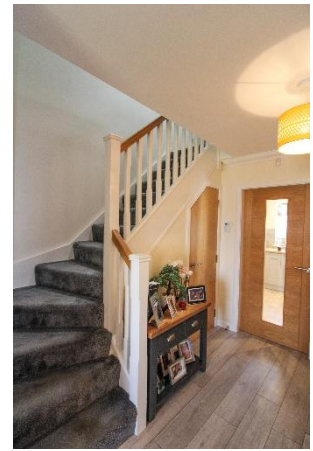
Kitchen/Dining:

Approx. 6.6m x 2.95m. Clearly defined areas. The dining area accommodates a large table and chairs. Double glazed French doors to the rear garden. The kitchen is fitted with modern quality floor, wall and drawer units. Integral double Bosch oven, microwave, fridge freezer, dishwasher, hob and extractor fan. One and half sink and drainer with mixer tap. Tiled to splash back. Double glazed window to rear.



Utility Room:

Approx. 3.23m x 1.86m. Fitted with modern base and high level storage units. Tiling to splash back. Stainless steel sink and drainer with mixer tap. Double glazed exterior door. Plumbed for washing machine. Space for tumble dryer. Internal courtesy door to the garage.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space with pull down Ramsay Ladder. Cupboard housing hot water cylinder, also with light.

Bathroom:

Approx. 1.37m x 1.88m. Modern three piece suite comprising WC, wash hand basin and P shaped bath with screen. Extractor. Part tiled. Double glazed frosted window.



Bedroom 1:

Approx. 3.1m x 4.23m. Double bedroom. Double glazed window to front. Two double mirror fronted wardrobes.



Bedroom 2:

Approx. 4.35 at widest x 2.9m. Another good sized double bedroom. Double glazed window to rear. Three door fitted wardrobe.



Bedroom 3:

Approx. 2.72m x 3.53m. Another good sized double bedroom. Double glazed window to front.



Outside:

Gravel chip driveway to front provides ample parking for multiple vehicles. The garden to front is laid to lawn with borders. The fully enclosed rear garden is laid mainly to lawn with raised decking and pergola and a range of shrubs.



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