

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 2 Balmashanner Place, Forfar DD8 1PE

- Detached Dwelling House with Stunning Views
- Vestibule & Hallway
- Lounge & Dining Room
- Kitchen & Utility
- Bathroom
- 4 Bedrooms & En Suite
- Gas Central Heating & Double Glazing
- Two Driveways & Double Garage, Workshop/Basement
- Landscaped Gardens

**Offers over £310,000 ( Home Report Value 315K)**

This detached dwelling house is situated on a corner plot, commanding outstanding views over the Forfar townscape towards Angus Glens, Grampian Foothills, Strathmore and Perthshire Hills. The town centre is within walking distance and there are bus routes and local shops close by. 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, with additional basement and double garage on the lower floor with access by internal staircase. The subjects benefit from gas fired central heating, double glazing, modern fitted kitchen with integrated appliances, utility area, modern ensuite shower room, family bathroom and fitted wardrobes in all of the well-proportioned bedrooms

Externally there is driveway parking to both front and side, with ample space for multiple vehicles with electric door to the integrated double garage.

The front garden is laid to lawn with beautiful rockery and heather borders, the rear garden is fully enclosed and laid to lawn with patio areas positioned to take full advantage of the sun and views, well screened by mature hedging and stocked with a range of shrubs.

This is an excellent opportunity to obtain a substantial bungalow with an outstanding outlook and views, and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door and side panel. Bevel glass door to hallway.

**Hallway:** All accommodation leading off. Hatch to loft space with pull down ladder. Useful shelved cupboard with light. Door into internal staircase to garage and basement.

**Lounge:** Approx. 4.91m x 5.85m. Bright and spacious public room. Double glazed dual aspect windows to front and side taking in the views to side over Forfar townscape towards the Angus Glens and Grampian Foothills. Split pane double glass doors to dining room.





**Dining Room:**

Approx. 3.37m x 2.99m. Another well proportioned public room, again with dual aspect double glazed windows to rear and side with future views of Strathmore, Grampian foothills, Angus Glens, and Perthshire hills. Connecting door to kitchen.



**Kitchen:**

Approx. 3.87m x 3.3m. Fitted with modern floor, wall and drawer units. Integral Smeg oven, five ring gas hob, extractor hood, dishwasher, fridge and freezer. Stainless steel recess for microwave. Over pelmet lighting. Double stainless steel sink with mixer tap. Co-ordinated work surface and splash back. Shelved pull out larder Pull out integral sectioned bin. Double glazed window to rear again with views.





**Utility/ Rear Vestibule:**

Approx. 1.67m x 1.88m. Plinth with storage below. Space for tumble dryer. Plumbed for washing machine. Built in shelving. Double glazed frosted door to rear.

**Bathroom:**

Approx. 3.44m x 1.77m. Fully tiled. Three piece suite comprising WC, and wash hand basin in a range of fitted units with large mirror above.. Shower over bath with shower screen. Chrome ladder style towel rail. Double glazed frosted window to rear.



**Bedroom 1:**

Approx. 4.35m (at widest) x 4m. Spacious double bedroom. Double glazed window to front. Large three door mirror fronted wardrobes.



**En Suite Shower Room:**

Approx. 3.4m x 1.7m. Three piece suite comprising WC and wash hand basin in fitted units. Large walk in shower enclosure with wet wall. Chrome ladder style towel rail. Vanity mirror. Double glazed frosted window to rear.



**Bedroom 2:**

Approx. 3.45m x 3.6m Double bedroom. Double glazed window enjoying the views to rear. Double mirror fronted wardrobes.



**Bedroom 3:**

Approx. 3.17m x 2.46m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobe.



**Bedroom 4:**

Approx. 3.17m x 2.46m Another well-proportioned room. Double glazed window to front. Double mirror fronted wardrobes.



**Internal staircase:**

Leads to the double garage and workshop.

**Double Garage:**

Approx. 6m x 6.16m. Has electric remote control door. Range of fitted units.

**Basement/Workshop:**

Approx. 5.33m x 3.2m. An excellent storage space.

GROUND FLOOR



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