



4 Jericho, Glamis DD8 1UB

- **Detached Bungalow with Stunning Views**
- **Hallway**
- **Lounge & Dining Room**
- **Sun Lounge**
- **Kitchen Dining & Utility Room**
- **Games Room**
- **Family Bathroom**
- **4 Bedrooms & 2 En Suite Bathrooms**
- **Beautifully Landscaped Gardens, Greenhouse**
- **Oil Fired Central Heating, Double Glazing**
- **Driveway Parking for Multiple Vehicles**
- **Detached Double Garage with Attic Office, EPC D**



Offers over £460,000

This substantial detached bungalow is situated in a semi-rural location enjoying open views over Glamis Estate to both front and rear. Nearby Forfar offers a full range of amenities including major supermarkets, independent retailers and secondary schooling, and there is a primary school at Glamis, and post office. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property was formerly four weaver cottages, which has now been converted some years ago to a large, detached dwelling house with spacious accommodation all at ground floor level. Having been well maintained by the present owners, the property is in excellent decorative order throughout, and benefits from oil fired central heating, double glazing, a modern dining size kitchen, large utility room, modern four piece family bathroom, and two En Suite bathrooms. The large lounge is open plan to the dining room and the sun lounge which is positioned to take full advantage of the views.

There is driveway parking for a number of vehicles and detached double garage and large office/playroom above. The gardens are beautifully landscaped to front, side and rear, in patio areas with feature stonework, mature shrubs, trees, timber shed, log store and greenhouse.

This is a rare opportunity to obtain a unique and individual home within an idyllic location and viewing is highly recommended.

Entrance Vestibule:	Double glazed stained and leaded glass exterior door. Tiled floor. Split pane glazed door and side panels into hallway.
Hallway:	Shelved storage cupboard. Walk in shelved linen cupboard. Three Velux Sun Tunnels.
Lounge:	Approx. 11m x 4.6m. An excellent sized public room. Double glazed picture window. Four windows to front and side enjoying open countryside views over Glamis Estate. Open plan to dining room with feature stone fire surround and hearth. Water feature. Wood and coal burning stove. Feature arch to dining room.
Dining Room:	Approx. 4m x 5.67m. Another spacious public room. Double glazed window to side. Feature arch to lounge. Connecting door to kitchen /dining, and to sun lounge.
Sun Lounge:	Approx. 4.8m x 4.3m. Another excellent sized public room. Double glazed windows and French doors looking over rear garden and countryside beyond.
Kitchen/Dining:	Approx. 5.14m x 3.86m. Fitted with modern quality floor, wall and drawer units. Tiling to splash back. Rangemaster cooker with canopy extractor hood. Dishwasher, space for larder style fridge freezer. One and half stainless steel sink and drainer. Double glazed window, again enjoying the views to rear. Karndean flooring with border. Access to utility room
Utility:	Approx. 3.2m x 3.9m. Modern floor units. Plumbed for washing machine. Space for tumble dryer. Central heating boiler. Karndean flooring. Double glazed exterior door and window to rear. Large shelved larder cupboard.
Bathroom:	Approx. 3.47m x 2.3m. Modern quality four piece suite comprising WC, wash hand basin in fitted unit. Bath and separate shower cubicle. Full wet wall panelling. Large ladder style towel rail. Karndean flooring. Low maintenance ceiling and downlighters. Double glazed frosted window to front.
Bedroom 1:	Approx. 4.85m x 4.6m. Spacious double bedroom. Double glazed picture window and further window to front enjoying views. Access to En Suite
En Suite Bathroom:	Approx. 3.1m x 2.97m. Five piece suite comprising WC, wash hand basin, corner bath, bidet and shower cubicle. Fully tiled floor. Part wood panelling. Double glazed frosted window to front. Large Sauna.
Sauna:	Approx. 2m x 1.6m. Currently disconnected.
Dressing Room/ Nursery Bedroom:	Approx. 3.36m x 3.74m. Currently used as a dressing room. Double glazed window to rear. Shelving and hanging rail. Radiator.
Bedroom 2:	Approx. 3.86m x 4.54m. Double bedroom. Double glazed window to rear.
En Suite Bathroom:	Approx. 2.35m x 2.52m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part tiled. Double glazed frosted window to rear.
Bedroom 3:	Approx. 3.48m x 3.62m. Double glazed picture window. Further window with views to front. Three door mirror fronted wardrobes.
Bedroom 4:	Approx. 3.53m x 3.95m. Another double bedroom. Double glazed window to front. Fitted wardrobes.
Games Room:	Approx. 4.62m x 5.9m. Double glazed French doors leading to patio area to rear.
Garage:	Approx. 7.64m. x 6.5m. Double garage with roller doors. Power and light. Fitted units.
Upper playroom/ office:	Approx. 6.55m x 3.56m. Power, light and fitted units. Eaves storage. Double glazed window to rear.
Outside:	The property occupies a generous sized plot which has all been beautifully landscaped and stocked with mature plants and herbaceous borders. Log store and bespoke timber shed. Garden to front is laid to lawn with slate chips. The fully enclosed rear garden is bounds onto open countryside and is laid mainly to lawn with patio areas, beautiful stonework and feature arch. Mature shrubs, trees and herbaceous borders. Greenhouse. Shed. Log Store.







Vestibule, Hallway, Lounge, Dining Room & Sun Lounge

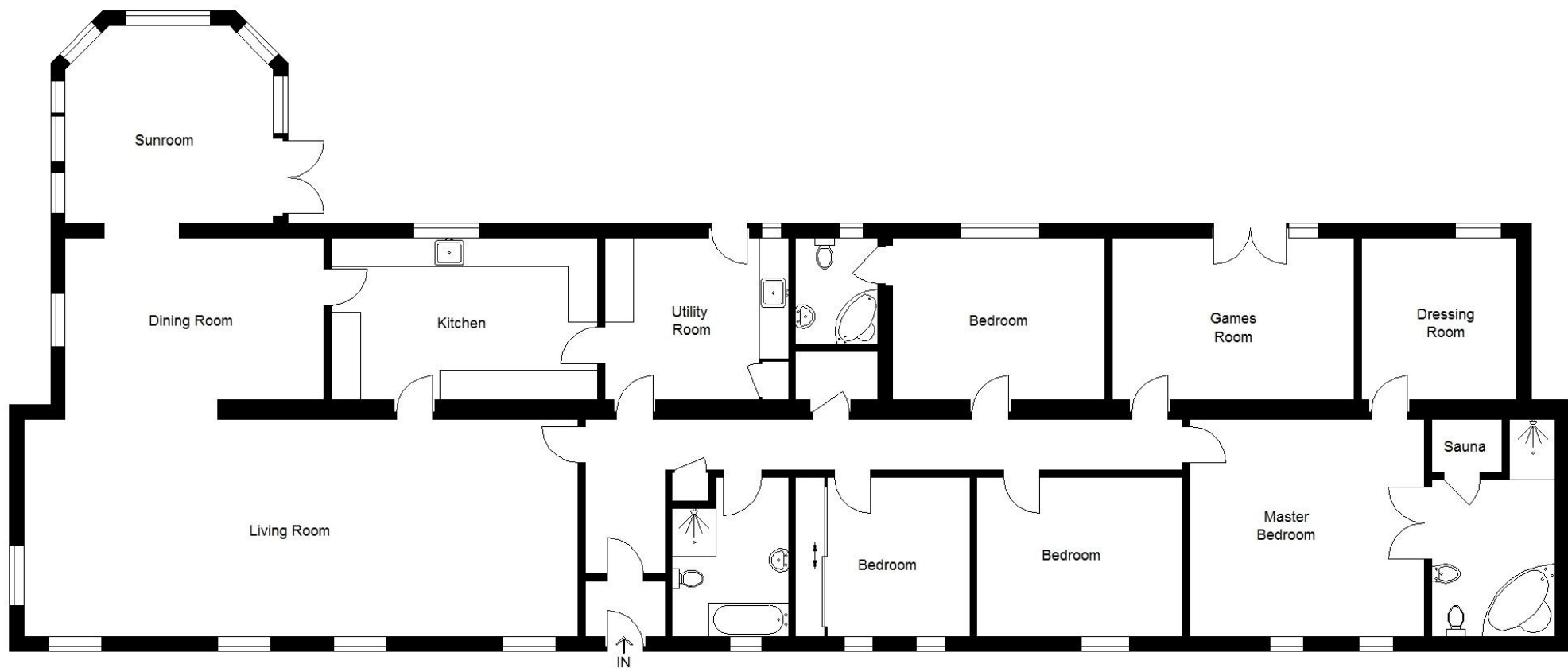
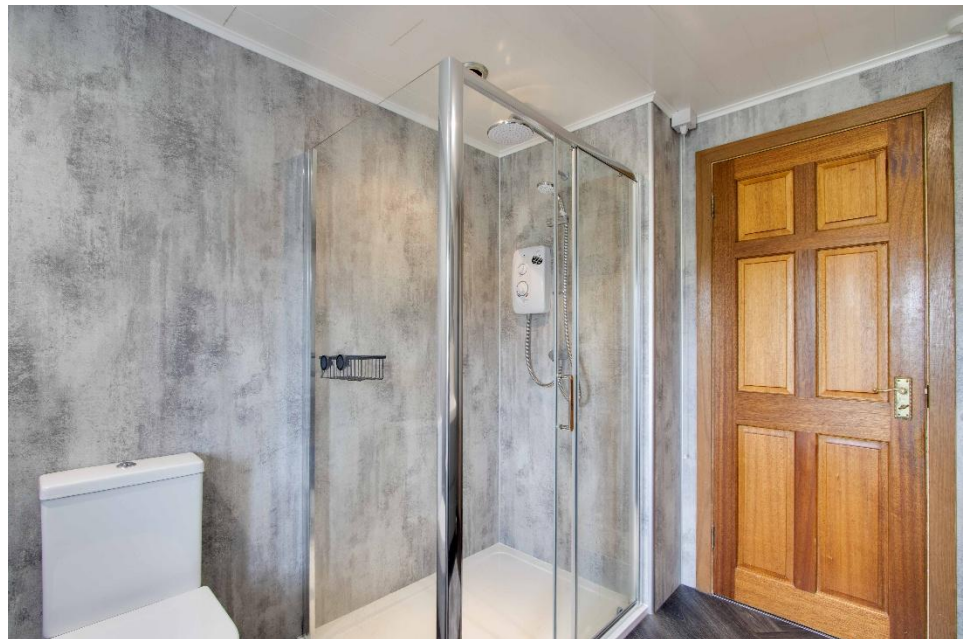


Illustration For Identification Purposes Only. Not To Scale (ID:1206691 / Ref:90660)

Kitchen Dining, Utility Room, Family Bathroom, Games Room





4 Bedrooms, Dressing Room, 2 En Suite Bathrooms







Beautifully Landscaped Gardens, Double Garage, Office Above, Shed & Greenhouse



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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