



Alan E Masterton
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Sunnybrae, 11 Old Brechin Road, Lunanhead, Forfar, DD8 3NQ

Offers Over £165,000

2 Bedroomed Semi-Detached Bungalow

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2 Bedroomed Semi-Detached Bungalow

Sunnybrae, 11 Old Brechin Road, Lunanhead, Forfar, DD8 3NQ

Nestled in the charming village of Lunanhead on the outskirts of Forfar this 2 bedroomed bungalow sits on a large plot with beautifully maintained south facing garden giving elevate countryside views.

The property can be accessed through a side gate from Old Brechin Road that opens up into a large, tranquil garden that stretches down to a garage, outbuilding and gated driveway from Mid Row. The peaceful and playful grounds are made of several neuks for dining, relaxing and exploring.

Accommodation in full comprises of: a large entrance sunroom giving access to the main hallway of the home that leads to the south facing lounge with utility, a dining kitchen, 2 generously sized bedrooms and shower room. Sunnybrae provides ample storage throughout and although in need of some modernisation, the home provides a spacious layout for transformation.

The idyllic location of this home ensures that you are never far from essential amenities including shops, schools and transport links, making it a practical choice for an array of buyers including families, first time buyers and downsizers.

Lounge: **5.13m x 3.0m**

A well-proportioned room which enjoys the feeling of space and lightness through the large window overlooking the beautiful garden of the property. A feature fire surround with electric fire provides a focal point to the room which then also connects to a utility room.

Kitchen: **4.05m x 3.25m (widest point)**

A bright kitchen with ample storage space provided by a good range of floor and wall storage units with complimentary worktop and tiled splash back. Kitchen provides space for dining and has a large window overlooking the rear of the home.

Sunroom: **3.52m x 2.08m**

The sunroom creates a bright and welcoming entrance to the home. This versatile space is accessed through a sliding patio door. The sunroom then leads into the hallway giving access to all other rooms.

Shower Room: **2.04m x 1.87m**

A generously sized shower room that consists of a corner shower cubicle with electric shower within, w.c and wash hand basin. The shower room also benefits from a modern wet wall finish and vinyl flooring.

Utility: **2.04m x 1.87m**

Located off the current lounge area the utility space is an excellent additional versatile room and storage space.

Bedroom 1: **4.05m x 3.0m**

Very spacious double bedroom with large window overlooking the rear of the property with feature fire surround.

Bedroom 2: **4.28m 4.06m (including wardrobes)**

Another very spacious double bedroom with window overlooking the secluded garden of the home and wall to wall built in wardrobes providing excellent storage space.

Garden:

The south facing garden provides an exceptional space in which to relax within the warmer months. The elevated space is enclosed with mature trees providing a secluded and tranquil backdrop to this home. This beautifully landscaped space has pathways that walk through the different areas before leading down to the base of the garden where you will find a garage, outbuilding and gated driveway. Mature trees, shrubs and bushes throughout the garden add pops of colour and makes the garden both a peaceful and playful environment to be in.

Outhouses:

The property benefits from a large outhouse at the base of the garden, giving options to develop further with the appropriate planning consents.

Garage:

Single garage accessed by timber doors. Ideal for additional storage space.













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Council Tax Band:

C (Angus Council June 2025).

EPC Band:

F

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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