

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**14 Turfbeg Drive, Forfar, DD8 3LH**

- **Extended Semi Detached Chalet Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Dining Room/Bedroom 4**
- **Bathroom**
- **4 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Garage**
- **Gardens**

**Offers over £195,000**

This well presented semi-detached chalet style villa is set within a cul-de-sac in a sought after residential location and enjoys views over the town. Forfar Academy and Community Campus, Lochside Country Park and Town Centre are all within walking distance. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway.

The property is an extended Bett's Almond house style and offers spacious and well proportioned accommodation over two floors. Freshly decorated throughout, features include gas fired central heating with combi boiler, UPVC double glazing and replacement doors, a modern dining size kitchen, modern bathroom with shower and will be sold with recently fitted carpets (where fitted) and shutter style blinds.

There is driveway parking to front for several vehicles and single garage with garden to front, fully enclosed generally proportioned garden to rear laid to lawn and screened by mature hedging.

This is an excellent example of the house style and viewing is essential to fully appreciate the quality finish and excellent location and views.

**Entrance Hallway:**

Double glazed exterior door. Staircase to upper floor accommodation. Under stair storage cupboard with shelving and fuse box. Double glazed frosted and diamond leaded window to front.

**Lounge:**

Approx. 5m x 3.95m. A bright and spacious public room with double glazed windows to front with rooftop views over the town towards Balmashanner. Feature fireplace. Split pane glazed shaker style doors to hallway and to the kitchen.



**Kitchen/Dining:**

Approx. 6m x 2.72m. Recently installed modern fitted kitchen with a range of floor, wall and drawer units with integral oven, gas hob and extractor hood, integral fridge and freezer, pull out units. Sink and drainer with mixer tap. Double glazed windows and double glazed exterior door to rear. Cupboard housing central heating combi boiler. Contemporary style wall radiator.



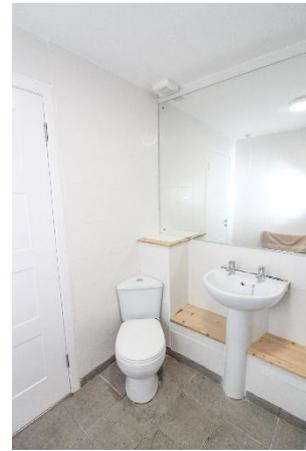
**Dining Room/  
Bedroom 4:**

Approx. 4.4m x 2.8m. Extension to the rear of property which could either be used as a dining room or bedroom. Double glazed windows to front and rear.



**Bathroom:**

Approx. 2.42m x 2m. Modern three piece white suite comprising WC, wash hand basin and P shaped bath with shower over bath and shower screen. Fully tiled. Large mirror. Extractor fan.



**Upper Floor Accommodation:**

**Upper Floor Landing:**

Double glazed window to side. Large shelved walk-in storage cupboard.

**Bedroom 1:**

Approx. 3.92m x 3m. Double bedroom with double glazed window to front enjoying views.



**Bedroom 2:**

Approx. 3m x 3.88m. Another good size double bedroom with double glazed window to rear.

**Bedroom 3:**

Approx. 3m x 1.98m. Another well proportioned room with double glazed window to rear.

**Outside:**

Driveway parking provides ample space for several vehicles and leads to the single garage.

Front garden is laid out in gravel chips with shrubs.

The fully enclosed rear garden is screened by mature hedging and has patio areas, lawn and well stocked shrub borders.



GROUND FLOOR

1ST 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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