



Solicitors & Estate Agents



**3 Wild Swan Drive, Forfar,
DD8 3FP**

EPC: B

Guide Price of **£380,000**

3 Wild Swan Drive, Forfar

3 bedroomed bungalow in highly sought after area of Forfar

Overview

- Detached
- Lounge
- Sunroom
- Kitchen / Dining Room
- 3 Bedrooms
- Bathroom & en-suite
- Utility room
- Garden room
- Double Glazing
- Gas Central Heating
- Driveway and Double Garage
- Close to local schools



An immaculate spacious property on a highly sought after development in Forfar.



Built in 2019 and in 'as new' condition but with loads of extras, this is truly a fantastic opportunity to purchase a 3 bedroomed bungalow in Forfar.

You enter the property through a good-sized vestibule into a wide bright hallway. The lounge looks into your garden ensuring privacy, whilst the large kitchen and dining area has the addition of a sunroom with patio doors leading into the rear garden. There are three bedrooms, one of which has a walk-in wardrobe and an en-suite. The family bathroom has a unique corner bath with separate shower. A utility room completes the interior of this property.

This property benefits from Gas Central Heating and is Double Glazed.



Extras

Included in the sale are all fixtures and fittings except for the curtains and external fence panels and composite fencing. All white goods are included in the sale.

External

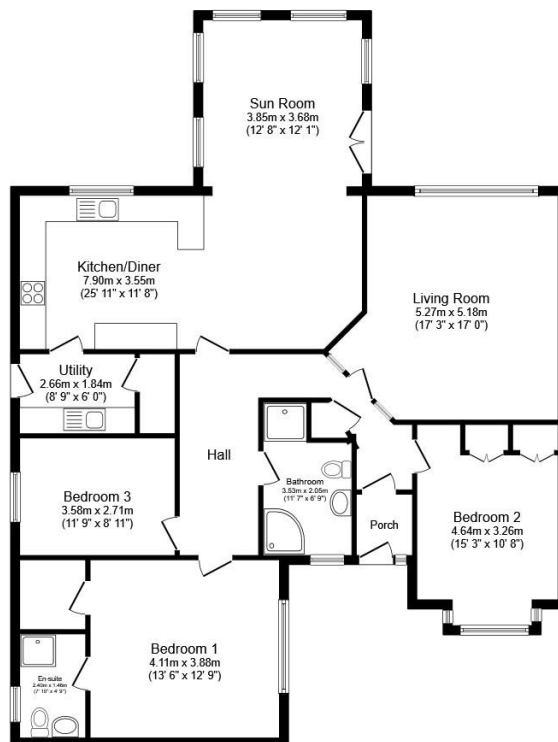
There is a large driveway and double garage with electric doors at the front of the property as well as a low maintenance garden. To the rear there is an enclosed garden with garden room, pergola, patio area, decking and 2 sheds, one with power.



Directions

Enter Forfar from the Kirriemuir road and take the 2nd exit on the left at Strathmore Fields. Take the first left onto Wild Swan Drive and follow the road round to the right. You will find number 3 on the left-hand side as indicated by our For Sale board.

What3words
Rich, brass, blends



Floor plan

Floor area 147.6 sq.m. (1,588 sq.ft.)

Total floor area: 147.6 sq.m. (1,588 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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