



lindsays

Fruithill Cottage,
4 Langlands Road, Forfar, DD8 1JU

"Spacious Four-Bedroom Detached Villa on Generous Plot with Panoramic Views"

- Hallway
- Cloakroom/WC
- Kitchen
- Lounge
- Dining Room
- 4 Double Bedrooms
- Family Bathroom
- Driveway & Gardens
- Workshop

EPC Rating D

OFFERS OVER £275,000



Description

Fruithill Cottage presents a rare opportunity to acquire a spacious and character-filled four-bedroom detached villa, set within a generous plot and enjoying uninterrupted views over the stunning Angus Glens.

You are welcomed into a bright and airy entrance hallway with useful under-stair storage. The lounge is a beautifully proportioned space, flooded with natural light and enhanced by a charming log-burning stove perfect for cosy evenings. A separate dining room offers a further warm and inviting setting, featuring a striking fireplace that adds to the cottage's character. The kitchen is well-appointed with a range-style cooker, extensive counter space, and ample cabinetry. Completing the ground floor is a cloakroom with WC. Upstairs, the landing leads to four generously sized double bedrooms. The primary bedroom boasts spectacular views over the rolling hills of the Angus Glens and benefits from excellent integrated storage. The family bathroom is modern and spacious, featuring a separate shower enclosure, WC, and additional storage.

Externally, the property sits on a large, elevated plot. The rear garden is mainly laid to lawn with a raised seating area that takes full advantage of the panoramic views, ideal for outdoor entertaining or quiet relaxation. An outbuilding offers versatile use, whether for storage, a workshop, or potential development (subject to appropriate consents). To the front, the fully enclosed garden is laid with stone chips. A gravel driveway provides off-street parking for multiple vehicles.

This home offers the perfect blend of countryside tranquillity with easy access to the amenities of Forfar, making it ideal for families, professionals, or those seeking a peaceful lifestyle in a picturesque setting.

Area:

Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

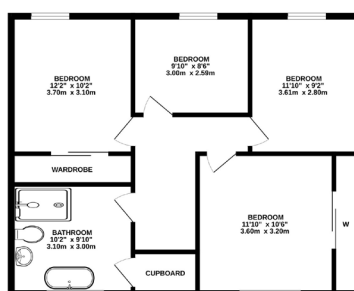
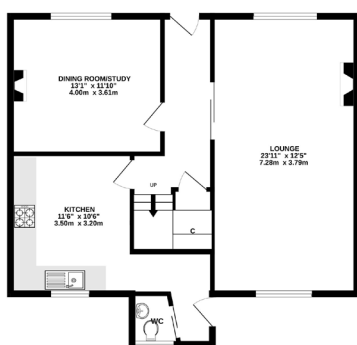
Viewing:

By appointment through Lindsays on Dundeeproperty@lindsays.co.uk or 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 operation or efficiency can be given.
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