

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**18 Princess Alexandra Drive, Glenview, Forfar DD8 1FA**

- **Modern Detached Villa in Cul de Sac**
- **Hallway**
- **Lounge**
- **Kitchen Dining & Utility Room**
- **Cloaks/WC**
- **Family Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking & Integral Garage**
- **Gardens to Front & Rear**
- **EPC B**

**Offers over £280,000**

This well presented modern detached villa is situated in the popular Glenview development by Scotia Homes and is within convenient distance of the town centre, shops, schools and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property was constructed in 2022 and has been well maintained by the present owners with the remainder of the NHBC guarantee in place. The subjects benefit from gas fired central heating, UPVC double glazing, solar panels, a modern fitted kitchen with integrated appliances, separate utility room, downstairs cloakroom, three well-proportioned bedrooms, modern bathroom and En Suite shower room.

There is garden to front and driveway parking, leading to the integral garage which has power, light and rear courtesy door. There is a fully enclosed rear garden which is south facing and laid to lawn with sun terrace.

This is an excellent opportunity to obtain a spacious modern contemporary family home and viewing is highly recommended to fully appreciate.

**Entrance Hallway:** Exterior door and double glazed side panel providing natural light. Staircase to upper floor accommodation. Large under stair storage cupboard with light.

**Lounge:** Approx. 3.8m x 4.8m. A bright and spacious room. Double glazed picture windows looking to front.



**Kitchen/Dining:**

Approx. 3.7m x 4.62m. Fitted with a range of modern floor, wall and drawer units. Integral Smeg oven, induction hob, extractor hood, fridge, freezer and dishwasher. Space for table and chairs. Double glazed window to side. Double glazed French doors to the rear garden.



**Utility:**

Approx. 2.44m x 1.82m. Fitted with modern base storage units. Stainless steel sink and drainer. Plumbed for washing machine. Space for tumble dryer.

**Cloaks/WC:**

Approx. 1.9m x 2.25m. Two piece white suite comprising WC, and wash hand basin. Plumbing for shower if required. Extractor.



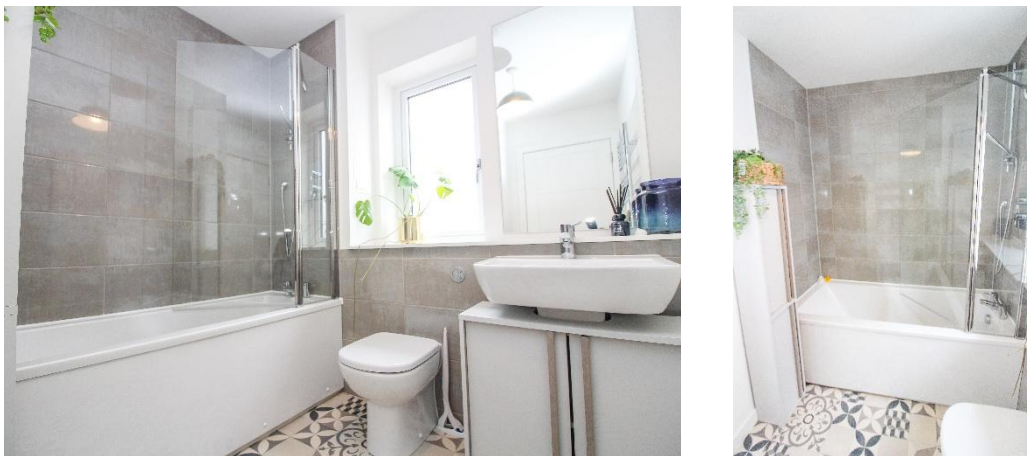
**Upper Floor Accommodation:**

**Upper Floor Landing:** Bright and airy landing with useful storage cupboard.



**Bathroom:**

Approx. 2.63m x 2.3m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with folding shower screen. Part tiled. Chrome ladder style towel rail. Vanity mirror. Double glazed frosted window to side.



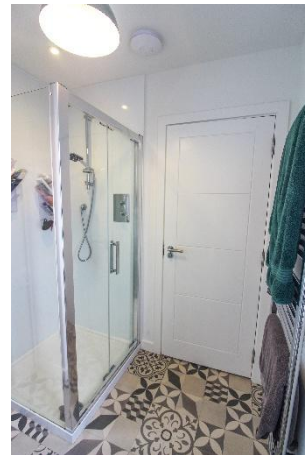
**Bedroom 1:**

Approx. 3.7m x 3.67m. Spacious double bedroom. Double glazed picture windows to front with rooftop views towards the Angus Glens. Three door mirror fronted wardrobe.



**En Suite:**

Approx. 2.5m x 2.11m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle. Vanity mirror. Chrome ladder style towel rail. Double glazed frosted window to front.



**Bedroom 2:**

Approx. 3.73m x 3.5m. Double bedroom. Double glazed window enjoying open outlook to rear towards countryside and Balmashanner. Fitted wardrobe.



**Bedroom 3:**

Approx. 2.5m x 2.72m. Double glazed window to rear, again enjoying open outlook. Hatch to loft.

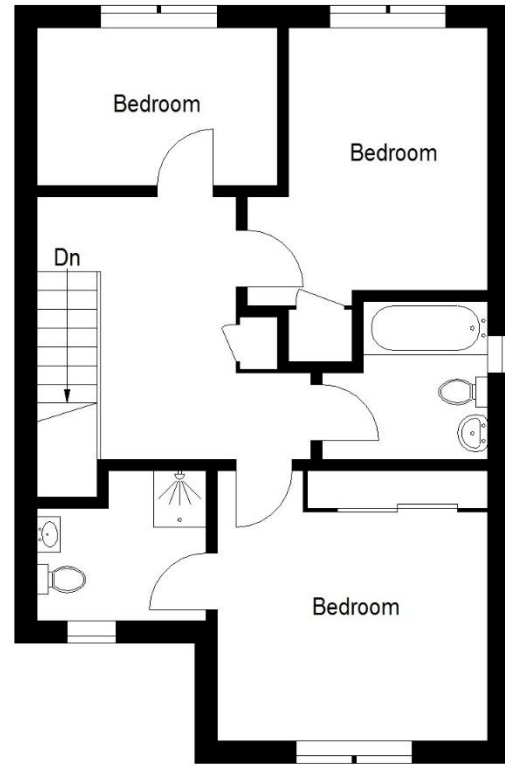


**Outside:**

The front garden is laid to lawn with borders. Driveway to side leads to the integral garage which has power, light and rear courtesy door. The enclosed rear garden is laid mainly to lawn with gravel chip and paved sun terrace and bounded by timber fencing.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1231966 / Ref:91187)





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*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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