

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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3 Oakwood Place, Glenview, Forfar, DD8 1FB

- **Modern Detached Bungalow**
- **Entrance Porch & Hallway**
- **Lounge**
- **Kitchen Dining/Family Room**
- **Family Bathroom**
- **3 Bedrooms & En Suite Shower Room**
- **Large Floored Attic**
- **Gas Central Heating, Double Glazing & Solar Panels, EPC B**
- **Driveway & Landscaped Gardens**
- **Summerhouse with Power & Shed.**

Offers over £270,000

This beautifully presented modern detached bungalow is situated in the popular Glenview development by Scotia Homes and is in convenient distance of all local amenities including the town centre, shops, schools and public transport. The property also enjoys views over Forfar towards the Grampian foothills and Angus Glens. 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 offers spacious and well-proportioned accommodation all at ground floor level and is in excellent ready to live in condition throughout. The subjects benefit from gas fired central heating, double glazing, modern kitchen/open plan family/dining room with integrated Smeg appliances, modern bathroom with shower and three well-proportioned bedrooms all with fitted wardrobes and with en-suite shower room to the principal bedroom. In addition there are solar panels which add to the already high specification energy efficiency.

The garden grounds have been beautifully landscaped to front side and rear with feature areas and summer house with power and light.

This is an excellent example of the house style which must be viewed to appreciate fully.

- Entrance Porch:** Approx. 2.1m x 1.56m. Exterior door with double glazed side panels. Double glazed window to side enjoying the views.
- Hallway:** Hatch to floored loft storage space with pull down ladder. Large shelved airing cupboard with light, also housing the gas central heating boiler.
- Lounge:** Approx. 4.3m x 4.95m. Excellent size public room having dual aspect double glazed windows again enjoying the views.





Kitchen/Dining/Family Room:

Approx. 5.25m x 3.7m. Fitted with modern quality floor, wall and drawer units with integral Smeg oven, fridge, freezer, dishwasher, hob and extractor hood. Plumbed for washing machine. Space for table and chairs. Double glazed picture window and UPVC exterior door to rear.





Bedroom 1:

Approx. 3.3m x 3.47m (at widest point). Double bedroom with double glazed picture window enjoying outlook over the garden to rear. Double mirror fronted wardrobe.

En-Suite Shower Room:

Approx. 3.2m x 1.5m. Modern three piece suite comprising WC, wash hand basin and shower cubicle in fitted units. Part wet wall. Chrome ladder style tower rail. Double glazed frosted window to side.





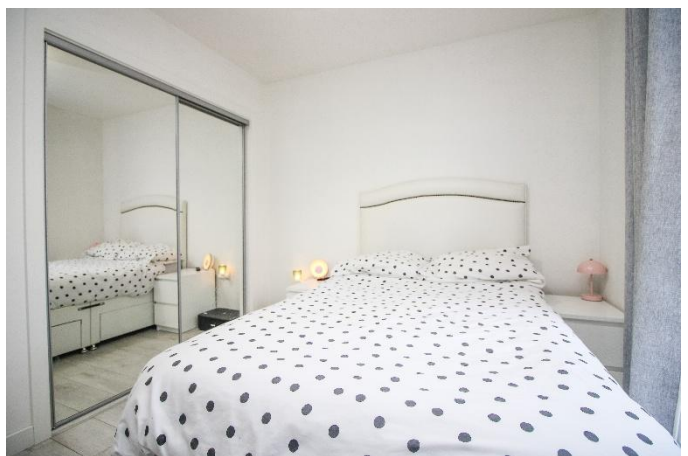
Bathroom:

Approx. 2.16m x 2.26m. Modern three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower screen. Part tiled. Double glazed frosted window to side. Shaver socket.



Bedroom 2:

Approx. 3.2m x 3.35m. Double bedroom with double glazed picture window to front. Double mirror fronted wardrobe.



Bedroom 3:

Approx. 3.26m x 2.45m. Well-proportioned room with double glazed window to side. Quality fitted contemporary style bedroom furniture with overhead storage, bedside cabinet and shelved pull out desk.



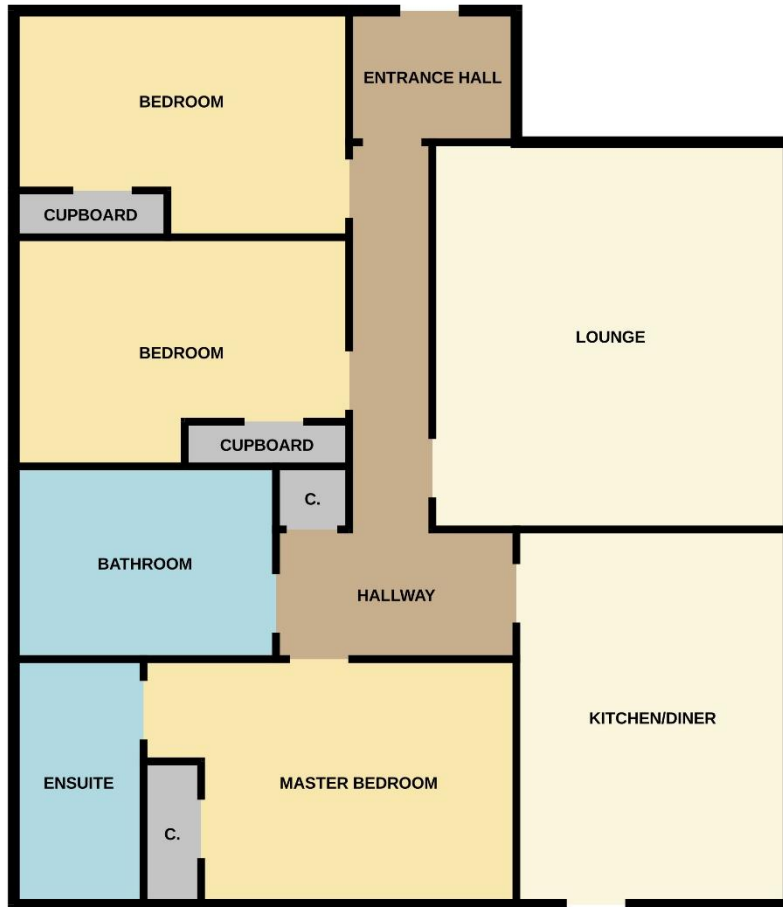
Outside:

Gravel chip driveway to side providing ample parking for multiple vehicles. The garden to front is laid out in lawn and paved pathways. The rear garden has been beautifully landscaped for ease of maintenance with large patio area and is terraced with sleepers defining different garden areas including decking and gravel chips. Built-in brick barbecue. Timber shed. Double glazed summer house.

Summer House:

Approx. 2.79m x 2.77m. Power and light. Built-in bar.

GROUND 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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