

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**Hazelbank, 21 Taylor Street, Forfar, DD8 3JQ**

- **Detached Bungalow**
- **Vestibule & Reception Hallway**
- **Lounge with Bay Window**
- **Family Room**
- **Bathroom**
- **2 Double Bedrooms**
- **Kitchen Dining**
- **Conservatory**
- **Attic Floor with 3 Attic Rooms & Additional Storage**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens, Driveway & 1.5 Garage**

**Offers around £280,000 ( HR Vale 295K)**

**This traditional detached stone built bungalow with attic rooms is situated in a sought after residential location within convenient distance of the town centre, Forfar Community Campus and Academy and all local amenities. 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 at ground floor level and has retained much of its original character and charm including doors, ornate cornicing and plaster work.**

**There is a door from the hallway leading to the attic floor which has three attic rooms, power, light and Velux windows.**

**Externally there is driveway parking, 1.5 garage and gardens to front, side and rear.**

**This is an excellent opportunity to obtain a spacious traditional bungalow of this style and location and viewing is highly recommended to fully appreciate.**

**Entrance Vestibule:** Wooden glazed exterior door. Original mosaic tiling. Split pane leaded glass door with side panels into hallway.

**Hallway:** Ornate cornicing. Picture rail.

**Lounge:** Approx. 5.1m x 6m (measured into bay window). Excellent size public room with double glazed bay window to front and further double glazed window to side. Feature fireplace. Carved wood fire surround with tiled insert and hearth. Open fireplace. Wall storage cupboard.





**Dining/Family Room:**

Approx. 4.67m x 5.2m at widest. Another excellent size public room with double glazed window to rear. Large shelved storage cupboard. Cornice.

**Inner Hallway:**

Exterior door to rear porch.

**Rear Porch:**

Double glazed door and side panel to the garden. Shelved larder cupboard also housing central heating boiler and having double glazed window to side.

**Kitchen/Dining:**

Approx. 4.65m x 4.37m. Fitted with a range of floor, wall and drawer units with space for slot-in cooker. Tiling to splashback. Ample space for further appliances. Plumbed for washing machine and dishwasher.



**Conservatory:**

Approx. 3.8m x 2.5m. Double glazed windows and exterior door to all sides. Power points.



**Bathroom:**

Approx. 2.65m x 2.42m. Four piece suite comprising WC, wash hand basin, bath and separate shower cubicle. Part tiled.

**Bedroom 1:**

Approx. 4.7m x 4.72m. Spacious double bedroom located to the front of property. Double glazed windows. Feature fire surround.



**Bedroom 2:**

Approx. 3.76m x 4.65m. Another excellent size double bedroom with double glazed window to rear. Wall storage cupboard. Cornice.



**Attic Landing:**

Built-in storage cupboard. Double glazed Velux windows.



**Attic Room 1:**

Approx. 5.16m x 2.95m. Double glazed Velux window.

**Attic Room 2:**

Approx. 3.3m x 3m. Double glazed Velux window.

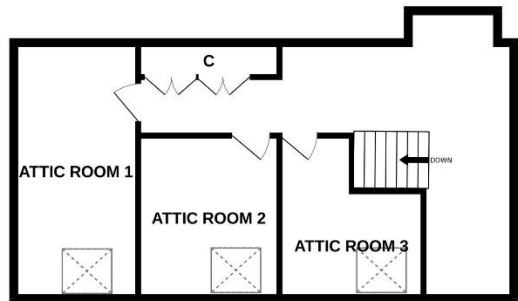
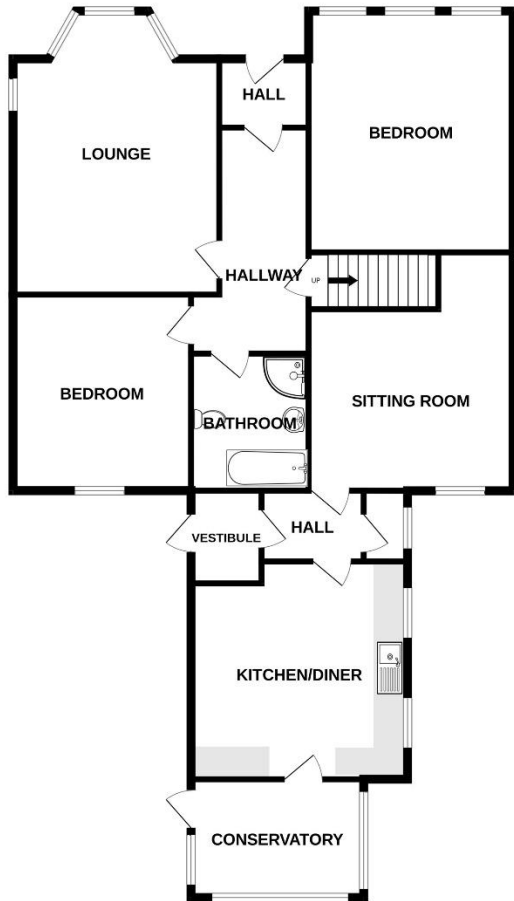
**Attic Room 3:**

Approx. 3.1m x 2.67m. Built-in desk and shelving. Double glazed Velux window.



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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**Outside:**

Driveway parking leading to 1.5 garage. Gardens to front and rear.



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