

Connelly Yeoman



**5 NORTHAMPTON PLACE
FORFAR DD8 1JH**

**SEMI DETACHED
BUNGALOW**



- Well presented 3 Bedroom Semi Detached Bungalow property with Attic space
- Ideally located in a very sought after residential area of Forfar close to central amenities
 - Gas Fired Central Heating, Double Glazing, fresh neutral decor, modern fittings
 - Established Gardens to the front and rear, driveway for parking and Single Garage



OFFERS OVER
£190,000

Property Description

This attractive and well presented SEMI DETACHED BUNGALOW is ideally located in a sought after residential area of Forfar, within easy reach of a whole wealth of amenities and services which the bustling town has to offer, including excellent supermarket shopping, local cafes, restaurants, public houses and takeaway outlets, together with well regarded primary and secondary schooling. There are good transport routes in both directions, ideal for commuter road travel to both Dundee and Aberdeen. The popular and scenic Angus Glens are within easy reach and offer excellent recreational activities, popular for hillwalking, and there are golf courses close-by. This property offers deceptively spacious accommodation and enjoys the benefits of Gas fired central heating and Double glazing. There is scope for further development into the attic space where there are two large attic rooms. Externally, there are gardens to the front and rear of the property, with a mono-block driveway for off-street car parking and leading to the Single Garage. Overall, early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, 2 BEDROOMS, SHOWER ROOM, BEDROOM 3/SITTING ROOM, OPEN PLAN LOUNGE & DINING KITCHEN. TWO ATTIC ROOMS

ENTRANCE VESTIBULE: Enter into the property via the front entrance door into a Vestibule, with a glazed internal door leading into the Inner Hallway. Cupboard housing the electric meter and fuse box.

INNER HALLWAY: A welcoming Hallway, with wood-effect flooring which has been recently fitted; two Bedrooms are located off the Hallway, together with the Shower Room and Lounge.

BEDROOM 1: Approx. 10'3 x 14'10. Spacious double size Bedroom with a rear-facing window, newly fitted carpeting and neutral decor. CH Radiator.

BEDROOM 2: Approx. 10'10 x 10'4. Another spacious double size Bedroom, with a front-facing window, new fitted carpeting and neutral decor. CH Radiator.

SHOWER ROOM: Approx. 6'9 x 5'6. The Shower Room has been recently upgraded and comprises of a two piece white bathroom suite, with a free-standing wash-hand basin set in a vanity unit with storage below; separate shower enclosure housing a mains power "rainfall" showerhead and wet wall panel finish to the shower enclosure. Tiled effect flooring. CH Radiator. Two high-level front-facing opaque glazed windows.

BEDROOM 3/SITTING ROOM: Approx. 12'8 x 11'7. The current owners have this room set as a Sitting Room but would make an ideal third Bedroom. Front-facing window. Fresh, neutral decor. Built-in storage cupboard. CH Radiator.

OPEN PLAN LOUNGE & DINING KITCHEN AREA: Approx. 22'10 x 11'6 this is the overall size of the Lounge and Kitchen areas.

In the Lounge area there is newly fitted wood-effect flooring, continued through. Focal point wood burning stove set on a slate hearth with a flue. Ample space for furniture settings. CH Radiator. Rear-facing window overlooking the rear garden.

Open plan into the Kitchen area.



KITCHEN AREA: The Kitchen area is newly fitted with a good range of base and wall mounted storage units in a Shaker style, co-ordinated work surfaces and a composite sink with mixer tap. Breakfast bar area for casual/everyday dining. Built-in Electric Oven, 4 burner Electric Hob with extractor above; integrated Fridge/Freezer. Plumbing and space for an automatic washing machine. External rear door out into the garden.

ATTIC ROOM 1: Approx. 21'7 x 14'4. Dual aspect (front and rear) Velux roof windows allows for ample natural light into this spacious room. Coombed ceilings. Fitted carpeting. There is an area of built-in storage space.

A door leads off this room into the second Attic Room.

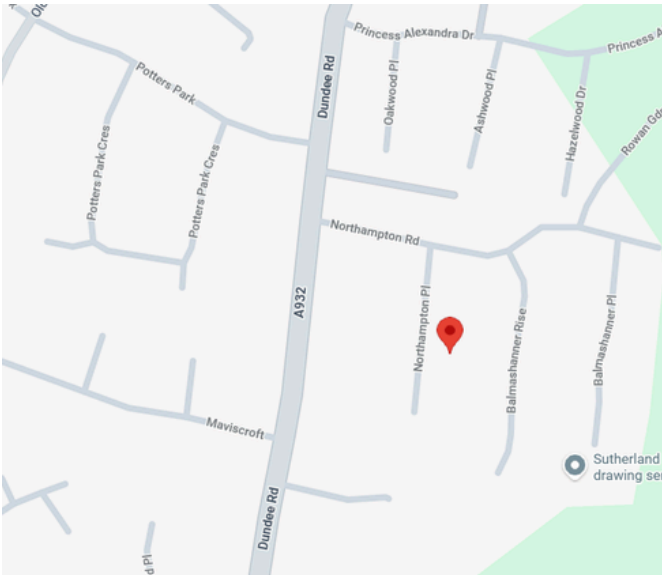
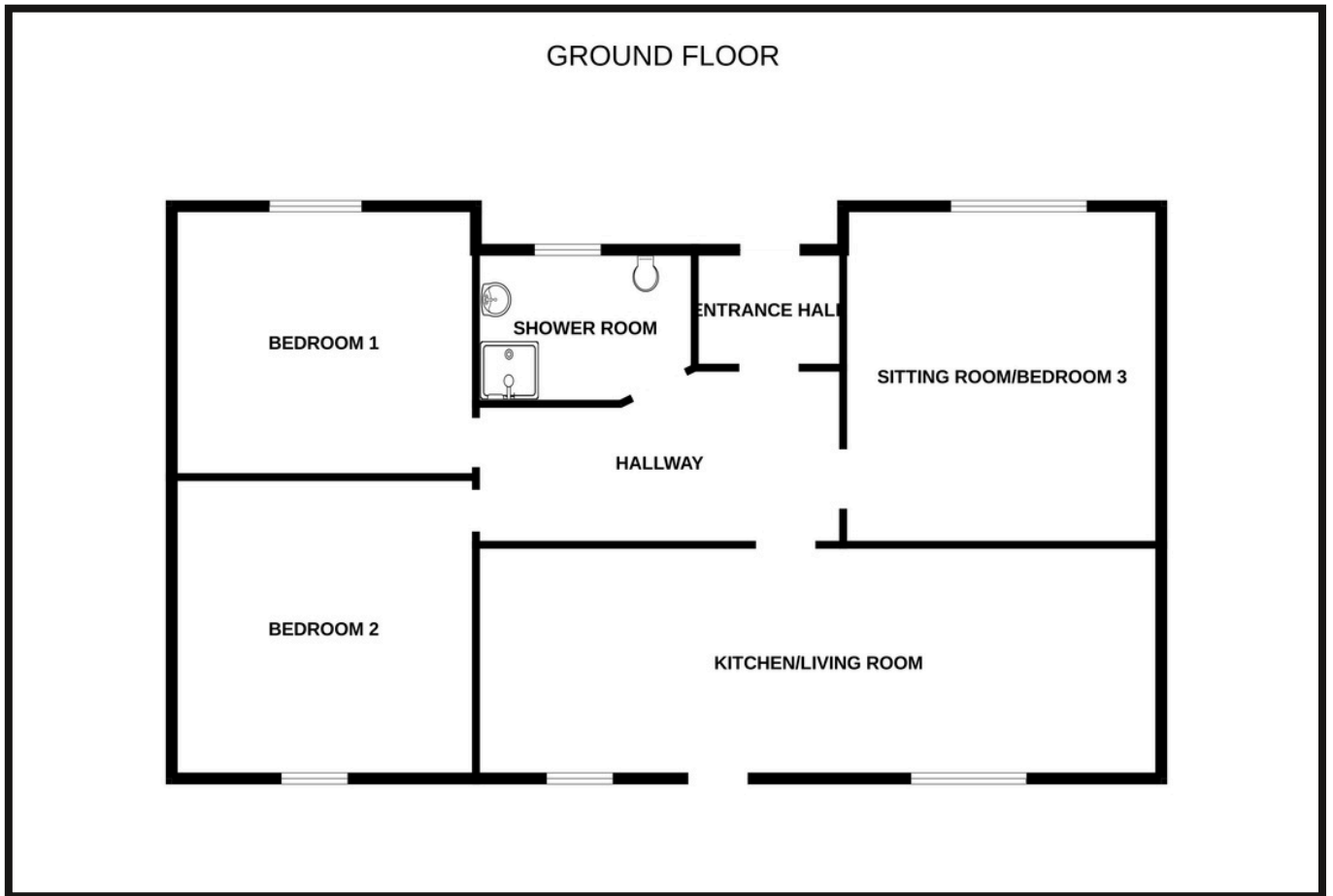
ATTIC ROOM 2: Approx. 12'1 x 14'11. This room has a side (gable) facing window, coombed ceilings. Electric radiator. Fitted carpeting. The gas central heating boiler is situated in this space.

GARDENS & GARAGE: The front garden is laid to stone-chips with mature shrubs and bushes. The rear garden is laid out in three tiered stages, an elevated garden, set out with mature bushes, shrubs and trees; areas of stone chips and paved steps up to the rear of the garden. An ideal sunny aspect for outside seating and relaxing. A pathway leads around to the Single Garage. Mono-block driveway with off-street parking.

GARAGE: with an up and over front door and a courtesy rear entry door into the rear garden.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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