



**Thorntons**  
The right way to move

Wayside 37, Arbroath Road,  
Forfar, Angus DD8 2JJ





## Summary

Attractive detached villa, set in a sought-after position within an established residential development, offers well-proportioned accommodation throughout and comprises: southeast-facing living room with a fireplace, dining room featuring an open fire and bay window, fitted kitchen with oven, hob, and extractor hood, practical utility room, pantry and family bathroom. The property offers three bedrooms in total and a study with one bedroom located on the ground floor and two bedrooms and the study are on the upper level. One of the upstairs bedrooms also benefits from en-suite shower room facilities. Externally, the property enjoys a multi-car driveway leading to a single garage with an attached store. The private gardens are well maintained and include neat lawns, mature planting, and a drying area.

## Features

- Detached Villa
- Lounge with Dual Aspect Windows & Open Fire
- Spacious Dining Room with open fire
- Kitchen, Utility Room & Pantry
- 3 Bedrooms & Study
- 1 En-suite shower Room
- Downstairs Family Bathroom
- Gardens, Driveway & Garage
- Popular Residential Area of Forfar
- Early Viewing is Highly Recommended
- GCH; DG; EPC - D

## Room Measurements

Lounge: 14'5 x 14'5 (4.40m x 4.40m)  
 Dining Room: 16'5 x 12'2 (5.00m x 3.70m)  
 Kitchen: 12'2 x 10'6 (3.70m x 3.20m)  
 Bedroom: 12'2 x 11'10 (3.70m x 3.60m)  
 Bedroom: 13'5 x 5'11 (4.10m x 1.80m)  
 Bedroom: 13'1 x 8'2 (4.00m x 2.50m)  
 Bedroom/Study: 9'10 x 9'6 (3.00m x 2.90m)  
 Bathroom: 8'6 x 5'7 (2.60m x 1.70m)



This well-proportioned property offers generous accommodation throughout.





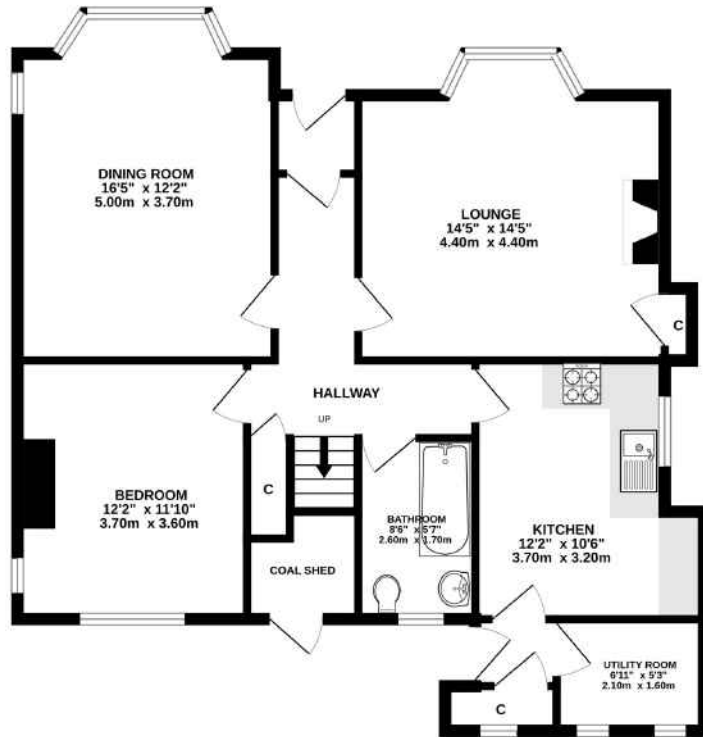


Early viewing is highly recommended to appreciate the accommodation and location on offer.

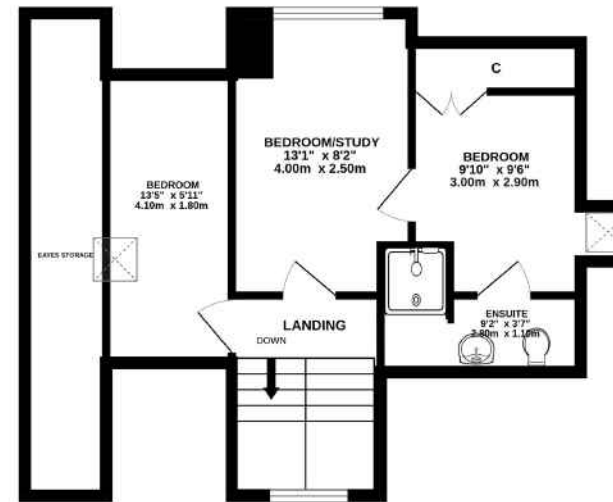


# Floorplan

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.  
Made with Metropix ©2025

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

# Thorntons

The right way to move



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10  
3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore,  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 383977  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS