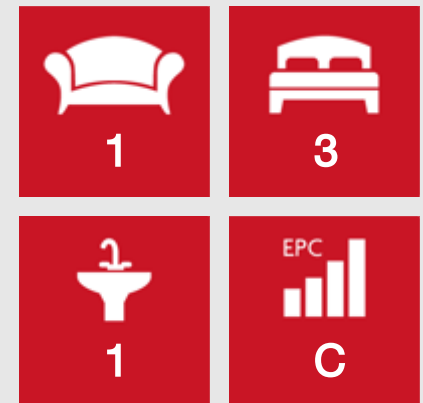




**Thorntons**  
The right way to move

Alanbank, 34 Lochside Road,  
Forfar, Angus DD8 3JF





## Summary

Attractive semi-detached villa, in a sought-after residential location, fully refurbished in 2019 and comprises; bright and welcoming lounge, stylish fitted kitchen with integrated appliances and useful larder storage, modern family bathroom and three well-proportioned bedrooms. Ample storage is provided throughout the home, while a floored attic offers excellent additional space with plans already drawn up for a fourth bedroom with en-suite facilities, subject to the appropriate consents. Externally, the property enjoys gardens to the front and rear, with the fully enclosed rear garden benefiting from a covered patio area. Further benefits include gas central heating with a new boiler installed in 2025, double glazing, a garage and tarred driveway.

## Features

- 3 Bedroom Semi Detached Villa
- Bright Lounge with Bay Window
- Fitted Kitchen with integrated appliances
- Modern Family Bathroom
- GCH; DG; EPC - C
- Plans drawn up for additional bedroom & en suite / attic conversion
- Front & Rear Gardens with Driveway and Garage
- Ideal Family Home
- Early Viewing is Highly Recommended

## Room Measurements

Lounge: 15'9 x 14'0 (4.80m x 4.26m)

Kitchen: 14'0 x 9'10 (4.26m x 3.00m)

Bedroom: 14'0 x 9'2 (4.26m x 2.79m)

Bedroom: 14'9 x 10'8 (4.50m x 3.24m)

Bedroom: 10'10 x 10'6 (3.30m x 3.20m)

Bathroom: 6'3 x 5'11 (1.91m x 1.80m)



Fully refurbished in 2019, the property is presented in excellent move-in condition and is ideally suited to modern family living.





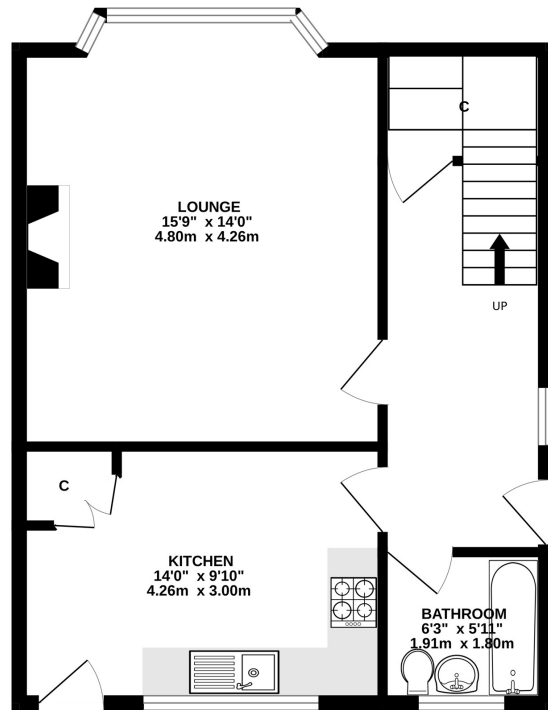


This is an ideal family home,  
conveniently located close to local  
amenities, schooling and transport links  
within the popular Angus town of Forfar.

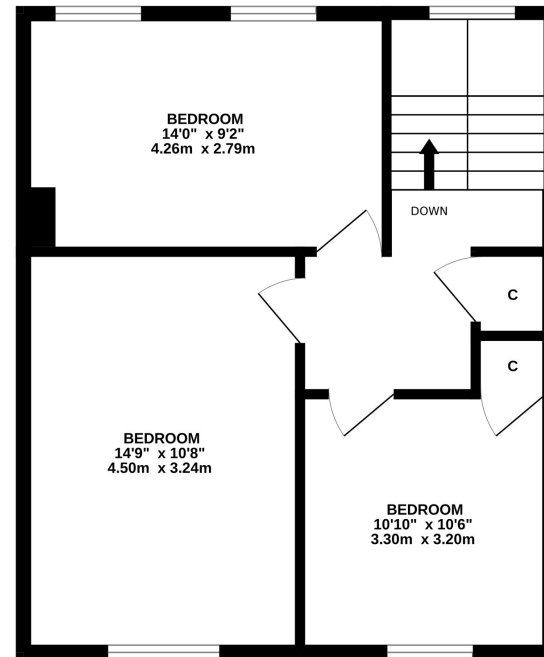


# Floorplan

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.  
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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.

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