

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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1 Osprey Crescent, Gowanbank, Forfar, DD8 2ES

- **Modern Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating, Double Glazing, Solar Panels**
- **Driveway Parking for Multiple Vehicles**
- **Gardens Front & Rear**
- **Summerhouse & Shed**
- **EPC C**

Offers over £220,000

This well presented detached bungalow is situated in the sought after Restenneth Fields development by Guild Homes and is within convenient distance of all local amenities and services including the town centre and public transport. 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 was built to the popular Glenogil house style by Guild Homes and finished to a high standard throughout. The subjects benefit from gas fired central heating, double glazing, solar panels, modern dining size kitchen, modern shower room, fitted wardrobes in both bedrooms and bay window in lounge.

There is driveway parking to side with ample space for a number of vehicles and well laid out gardens to front, side and rear with Summerhouse.

This is an excellent opportunity to obtain a house of this style and location which would suit the needs of a number of purchasers including starter home, young family or retirement.

Entrance Hallway:

Double glazed exterior door. Useful shelved storage cupboard also housing fuse box. Hatch to loft storage space with pull-down Ramsay ladder.

Lounge:

Approx. 4.5m x 5m (measured into bay window). Spacious public room with double glazed window to front.





Kitchen/Dining Room:

Approx. 3.95m x 3.5m. Fitted with a range of modern floor, wall and drawer units with integral Bosch oven, microwave, gas hob, extractor hood, fridge, freezer and washing machine. One and a half sink and drainer with mixer tap. Double glazed window and door to rear garden. Cupboard housing central heating boiler. Space for table and chairs.



Shower Room:

Approx. 2.12m x 2.17m. Three piece modern white Rocca suite comprising WC, wash hand basin in fitted units and separate shower in shower enclosure with wet wall. Part tiled. Extractor fan. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.42m x 3.42m. Spacious double bedroom with double glazed window enjoying outlook to the rear garden. Three door mirror fronted wardrobes.



Bedroom 2:

Approx. 3.57m x 2.96m. Another good size double bedroom with double glazed window to front. Three door mirror fronted wardrobes.





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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Outside:

There is driveway parking to side with ample space for multiple vehicles.

The front garden is laid in gravel chips with specimen shrubs and paved pathways for ease of maintenance.

The rear garden is laid to lawn with patio and mature shrubs, trees and herbaceous borders. Summerhouse. Rotary dryer. Shed.



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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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