

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



'Doonbank', 2 Bankhead Gardens, Forfar, DD8 3HP

- **Detached Villa in Cul de Sac**
- **Vestibule & Hallway**
- **South Facing Lounge**
- **Dining Room**
- **Kitchen & Utility Room**
- **Ground Floor Shower Room**
- **Study/Bedroom 4**
- **3 / 4 Bedrooms**
- **Family Bathroom on Upper Floor**
- **Driveway & Double Garage with Electric Door**
- **Mature Well Stocked Gardens, EPC C**

Offers over £260,000

This detached dwelling house is situated at the end of a cul-de-sac in a sought after residential location only a short walk from the town centre, Lochside Country Park, Forfar Academy and Community Campus, local shops, and public transport links. 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 over two floors and benefits from gas fired central heating and double glazing. Whilst in need of some modernisation, the property affords the purchaser the chance to put their own style and taste on this well-proportioned and substantial family home.

There is a mono-block driveway with ample parking for multiple vehicles and a double garage with electric door. The gardens to rear and side are well stocked with a range of mature shrubs and herbaceous borders, south facing with patio areas and a timber shed.

A property in this street is rarely available, and this is an opportunity to obtain a home of this style and location with superb potential.

- Entrance Vestibule:** with exterior door and double glazed frosted side panels. Frosted glass door and side panel into hallway providing natural light
- Hallway:** Staircase leads to upper floor accommodation. A large under stair cupboard also housing the fuse box. Mirror fronted wardrobes.
- Lounge:** Approx. 5.3m x 4.26m. An excellent sized public room with double glazed south facing picture windows and French doors to the rear garden. Gas fire. Further double glazed window to side.





Dining Room:

Approx. 3.8m x 3.6m. Another spacious public room with double glazed window to front with views over cul-de-sac towards the Angus Glens.



Study /Bedroom 4:

Approx. 3.35m x 3.53m. Another good sized room which could be used as study or bedroom as required. Double glazed window to front. Frosted glass door.

Shower room:

Approx. 2.55m x 1.85m. Three piece suite comprising wash hand basin, WC and shower cubicle. Fully tiled, extractor fan and double glazed frosted window to front. Built in medicine cabinet.



Kitchen:

Approx. 6m x 3.16m. Fitted with a range of floor, wall and drawer units with slot in cooker, extractor hood and stainless steel splashback. Ample space for further appliances, plumbed for dishwasher. Two south facing double glazed windows enjoying view over garden.



Utility:

Approx. 4.17m x 2.52m (at widest point). Fitted with base level storage units, Stainless steel sink and drainer, plumbed for washing machine. Cupboard housing the gas central heating boiler. Exterior door to side.



Upper Floor Accommodation:

Staircase has mid-floor landing with double glazed window to rear.

Upper landing:

Hatch to loft space. Shelled linen cupboard, which also houses the hot water tank.

Bathroom:

Approx. 3.11m x 2.17m. Three piece suite comprising WC, wash hand basin and spa bath. Built in medicine cabinet, double glazed frosted window to rear.



Bedroom 1:

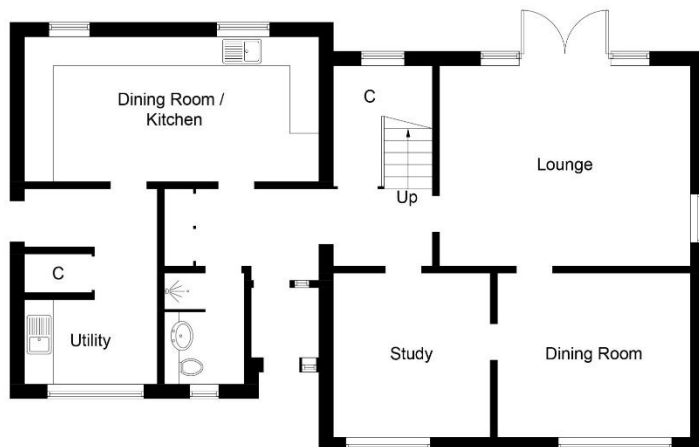
Approx. 3.71m x 4m. Spacious double bedroom with double glazed window to front looking towards the Glens.

Bedroom 2:

Approx. 3.75m x 3.33m. Another spacious room with double fitted wardrobes. Double glazed window to front.

Bedroom 3:

Approx. 3m x 2.92m. Double bedroom with double fitted wardrobes Double glazed window south facing.



Ground Floor



First Floor

Outside:

A large mono-block courtyard with provides ample off street parking for multiple vehicles and leads to the double garage with electric. The rear and side gardens have a large patio, sun terrace, are south facing and stocked with established mature shrubs and herbaceous borders. Timber shed.



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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