

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



16 Milton Lane, Finavon, Forfar DD8 3RH

- **Vestibule & Hallway**
- **Lounge & Dining room**
- **Conservatory**
- **Kitchen Dining**
- **Family Bathroom & Cloaks/WC**
- **5 Bedrooms & En Suite Bathroom**
- **Playroom/ Store**
- **Air Source Heat Pump Central Heating**
- **UPVC Double Glazing & Solar Panels, EPC B**
- **Driveway Parking and Integral Garage**
- **Low Maintenance gardens**

Offers over £290,000

This semi-detached dwelling house is situated in the popular Angus village of Finavon which offers convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. There is a primary school at Tannadice, local restaurants at Finavon and a full range of facilities can be found in nearby Forfar and Brechin, including secondary schooling, major supermarkets, independent shops and retailers.

The property offers deceptively spacious accommodation over two floors and has been well maintained and improved by the current owners. The subjects benefit from energy efficient air source heat pump fuelled central heating, solar panels, smoke alarms, UPVC double glazing and replacement doors, wood burning stove in lounge, a modern dining sized kitchen, downstairs cloak / WC, en-suite bathroom, and family bathroom on the upper floor. The range of bedrooms and public rooms can be adapted to suit the individual purchasers requirements.

Externally, there are garden grounds to front, side and rear which have been laid out for ease of maintenance. The driveway to front has ample parking for multiple vehicles and leads to the integral garage with roller door.

This property must be viewed internally to fully appreciate the spacious nature of home being offered for sale.

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|--------------------------|---|
| Entrance Hallway: | Part double glazed UPVC exterior door and window to front. Internal courtesy door to garage. Door to kitchen / dining room. |
| Hallway: | Double glazed window to rear providing natural light. |
| Cloak / WC: | Approx 1.8m x 1.1m. Two piece white suite comprising WC and wash hand basin. Part tiled, extractor fan. Large under stair storage cupboard. |
| Lounge: | Approx. 4.82m x 4m. Spacious public room with double glazed windows to side, focal point is a wood burning stove on plinth, open plan to dining room. |





Dining Room:

Approx. 3m x 3.95m. Spacious public room with double glazed window to side.



Conservatory:

Approx. 2.65m x 2.35m. Enjoys pleasant outlooks over the garden grounds to rear. Tiled floor. Conservatory roof blinds.



Kitchen/Dining:

Approx. 6m x 5.11m. L- shaped room with 2 clearly defined areas. Kitchen is fitted with modern floor, wall and drawer units with range style cooker, extractor hood, sink and drainer with mixer tap, ample work surfaces, wet wall splash back. Double glazed window to front. Dining area accommodates a large table and chairs and has double glazed window and UPVC exterior door to rear.



Bedroom 1:

Approx. 3.72m x 3.25m. Spacious ground floor double bedroom with double glazed windows to side. Wall to wall fitted wardrobes with drawers and shelving and hanging rails.

En-Suite:

Approx. 2.23m x 2.45m. Has modern four piece suite comprising WC, wash hand basin, free standing roll top bath and separate shower cubicle. Full wet wall and low maintenance ceiling, extractor fan, chrome ladder style towel rail.



Bedroom 2:

Approx. 3.85m x 2.55m. Another double bedroom at ground floor level with double glazed window to rear.





Upper Floor Accommodation:

Upper Floor Landing: Has two shelved storage cupboards.

Bedroom 3: Approx. 3.4m x 3.72m. Double bedroom with double glazed window to side. Fitted wardrobe.



Bathroom:

Approx. 3m x 2m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Double glazed frosted window to side. Extractor fan.



Bedroom 4:

Approx. 3m x 3m. Double bedroom with double glazed window to side. Two fitted wardrobes.

Bedroom 5:

Approx. 4.88m x 4m. A bright and spacious room with 4 double glazed roof windows.



Playroom/store:

Approx. 3.56m x 3.6m. Floor lined and with light, this is an adaptable space which can be used as a store/playroom and potentially for further en-suite subject to necessary consents.

Outside:

There are garden grounds to front, side and rear which have been laid out for ease of maintenance. The driveway to front has ample parking for multiple vehicles and leads to the integral garage with roller door. There is decking, pergola and shed to front and a greenhouse to rear.





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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