



MICHAEL A. BROWN

— Solicitors & Estate Agents —



8 Bunkerhill Crescent, Kingsmuir, By Forfar, DD8 2RD

Offers Over **£280,000**



- Detached Bungalow
- Exceptionally Spacious
- Quiet Cul-de-sac
- Landscaped Gardens
- Woodland Aspect
- Garage & Driveway
- Lounge Diningroom
- Kitchen/Dining
- Utility Room
- 4 Bedrooms
- Shower Room;Toilet
- LPG GCH; UPVC DG

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This individually designed and exceptionally spacious, modern DETACHED BUNGALOW is situated in a quiet cul-de-sac of eight uniquely designed houses about 1 mile from Forfar. The house is set within beautifully landscaped gardens including a north facing rear garden adjacent to natural woodlands which afford considerable privacy and seclusion. This well maintained bungalow benefits from bulk LPG gas central heating and replacement UPVC windows and doors. There are large, easily maintained gardens, a generous tarmac driveway with parking for several cars and a double garage with power and light. The small village of Kingsmuir is minute's drive from Forfar's retail shopping facilities, schools and amenities. There is also a regular bus service into Forfar and Dundee.

ENTRANCE HALL

Large double glazed entrance patio doors. Part tiled floor. Large built in cloaks cupboard.

LOUNGE/DINING

A very spacious open plan lounge and dining area. Large triple patio doors overlook the north facing garden and woodlands beyond. Large rear dining area. Recessed downlights.

KITCHEN/DINING

Fully fitted with quality light wood effect wall and base units with granite effect worktops. Tiled splash back. Integrated electric oven and microwave oven. Integrated NEF five ring electric hob with stainless steel filter chimney above. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Integral dishwasher. Dining area with built in table with four chairs. Pine laminate flooring. Large window overlooks the side garden. Separate doors to adjoining lounge, utility room and hall.

UTILITY ROOM

Fitted with light ash wall and base units and marble effect worktops. Inset automatic washing machine. Inset stainless steel round basin with mixer tap. Built in double cupboard with access hatch to attic. Vinyl flooring. Window overlooks and door to garage and gardens.

DOUBLE BEDROOM

A spacious double bedroom with two windows which overlook the rear garden. Two built in double wardrobes. Separate doors from the adjacent hallway.

DOUBLE BEDROOM

Built in double wardrobes. Window overlooks the rear garden.

DOUBLE BEDROOM

Built in double wardrobes. Window overlooks the front garden.

BEDROOM/OFFICE

Built in office desk cabinets and office furniture. Window overlooks the front garden.

SHOWER ROOM

Freestanding wash hand basin and toilet. Large walk in shower compartment with Mira thermostat shower. Vinyl tiled flooring. Opaque window.

TOILET

Toilet with wash hand basin.

DOUBLE GARAGE

A sizeable garage with remote controlled motorised door. Power and light. Rear window. Courtesy door opposite utility room house entrance.

GARDENS

The beautifully landscaped gardens have been laid out for ease of maintenance. The enclosed front garden benefits from a large, tarred driveway with parking for several cars and room to turn. Lawn with adjacent flowerbeds, bushes and shrubs. Paved paths. Outside water tap. The rear garden is enclosed by a dry stone dyke wall and large tree hedging. Overlooks natural woodland. Laid out with large lawn and shrubs, bushes and perennials. Outside water tap. The west side garden is laid out with lawn, stone chips and paving. Large Timber summerhouse and timber garden shed. Access to adjacent woodland walk laid out mainly with paved paths. The east side garden with bulk LPG tank. Timber garden shed.

EXTRAS

Included are all floor coverings, integrated kitchen appliances and automatic washing machine. Some furniture may be available to purchase in addition.

LOCATION

Enter the village from Forfar turn left on B9128 into Bunkerhill Crescent.

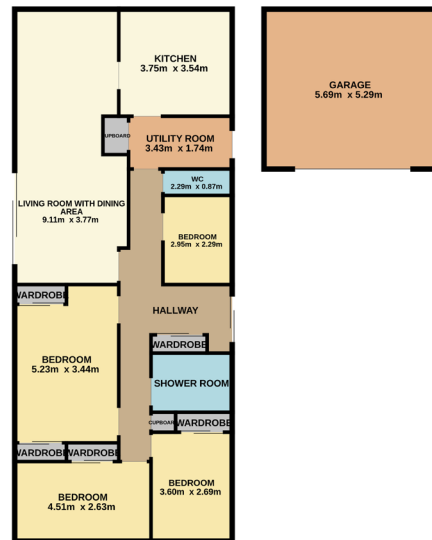
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HOME REPORT VALUATION - £280,000



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These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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