

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 3 Katarine Street, Forfar, DD8 3JZ

- **Detached Stone Built Villa in in third acre or thereby**
- **Entrance Porch & Reception Hallway**
- **Spacious Lounge with French Doors**
- **Modern Kitchen Dining & Utility Room**
- **Dining Room**
- **Ground Floor Shower Room**
- **4 Bedrooms**
- **Bathroom on Upper Floor**
- **Gas Central Heating & Double Glazing, EPC D**
- **Beautifully Landscaped Mature, well Stocked Gardens**

**Offers over £260,000**

This beautifully presented detached stone built villa is situated in a cul-de-sac in a popular and sought after residential location only a short walk from the town centre, Market Muir, local shops, Forfar Academy and Community Campus and Lochside Country Park. The Dundee / Aberdeen A90 dual carriageway is only a short drive away and connects to major routes both North and South. Forfar offers a broad cross section of social, leisure and consumer facilities including major supermarkets, independent retailers, bars, cafes, primary and secondary schooling.

The property offers spacious and well proportioned accommodation over two floors and has been well-maintained by the present owners. The subjects benefit from gas fired central heating, double glazing, a modern dining sized kitchen, separate utility room, ground floor shower room, patio doors in both kitchen / dining and lounge, wood burning stove and 4 well-proportioned bedrooms.

The garden grounds extend to approximately a third of an acre and are beautifully landscaped with mature shrubs, trees, herbaceous borders and vegetable garden.

This is a rare opportunity to obtain a substantial family home of character with modern interior in such a beautiful garden, a calming oasis of green in the town.

- Entrance Vestibule:** Double glazed window to front and exterior door.
- Hallway:** Spacious reception hallway with staircase to upper floor accommodation. Large under stair storage cupboard.
- Lounge:** Approx. 6.85m x 3.6m. An excellent sized public room having double glazed picture windows and French doors leading to patio and enjoying outlook over the mature garden grounds. Focal point of the room is a recessed wood burning stove on slate hearth.





**Dining room:**

Approx. 3.75m x 4.17m. Another excellent sized public room with double glazed window to front. Shelved storage cupboard.



**Kitchen/Dining:**

Approx. 5.2m x 3.75m. Modern, quality, contemporary style kitchen with a range of floor, wall and drawer units, integral double oven, microwave, six ring gas hob with stainless steel splashback and large canopy extractor hood. One and a half polycarbonate sink and drainer with mixer tap. Plumbed for dishwasher. Inset down-lighters. Double glazed French doors leading to the rear garden and patio.





**Utility Room:**

Approx. 2.7m x 1.7m. With stainless steel sink and drainer, modern fitted units, plumbed for washing machine and space for tumble drier. Useful shelved cloak cupboard. Double glazed window to rear.

**Shower Room:**

Approx. 1.95m x 1.67m. Modern quality three piece suite comprising WC, wash hand basin in range of fitted units and shower cubicle with wet wall. Large mirror, extractor fan. Glass bricks providing natural light from the utility.



**Bedroom 4/Study:**

Approx. 3.62m x 2.53m. A well-proportioned bedroom at ground floor level having double glazed window to front. Currently used by the present owners as an office.



**Upper Floor Accommodation:**

**Upper Floor Landing:**

Hatch to loft space.



**Bathroom:**

Approx. 2.4m x 2.2m. Three piece suite comprising WC, wash hand basin with unit below and bath. Fully tiled. Shower over bath with shower screen. Extractor fan and ladder style towel rail. Double glazed Velux window.

**Bedroom 1:**

Approx. 5.6m (measured at widest point) x 4m. Large double bedroom with double glazed bay window to rear enjoying outlook over the garden grounds and roof top views towards the Angus Glens. Range of quality fitted furniture including wardrobes, chest of drawers with sink unit and vanity area with down lighters.



**Dressing room:**

Approx. 3.82m x 2.24m. Adaptable room accessed from the main bedroom, with double glazed Velux window, could be suitable as a nursery bedroom, playroom, dressing room or ensuite (subject to any necessary consent).

**Bedroom 2:**

Approx. 4.17m x 4.65m (at widest point). Another excellent sized double bedroom with double glazed bay window to the rear.



**Bedroom 3:**

Approx. 4m x 3.3m. Another double bedroom with double glazed window to side and double glazed Velux window.



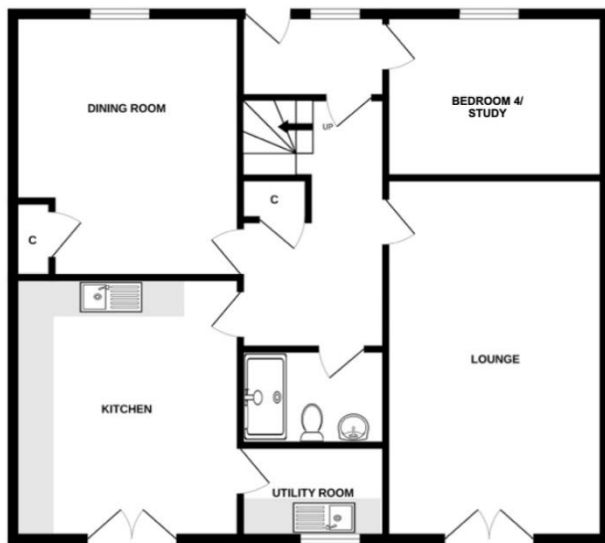
**Boiler room:**

Approx. 2m x 1.2m. Worcester central heating boiler. Built in shelving and roof window.

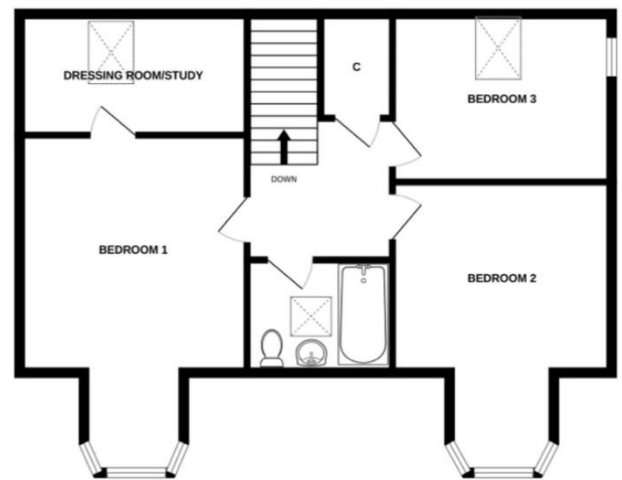
**Outside:**

The property occupies a generous sized, beautifully landscaped established mature plot of approximately a third of an acre. The garden has a sun terrace and patio areas, paved pathways, well stocked herbaceous borders, rhododendrons as well as specimen plants, ornamental planting, fruit trees, large vegetable garden with raised planters, fruit canes and timber shed. Log store.

GROUND FLOOR



1ST FLOOR







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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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