

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**2 Pinewood Walk, Glenview, Forfar, DD8 1FD**

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen**
- **Downstairs Cloaks/WC**
- **2 Bedrooms**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC B**
- **Solar Panels**
- **2 Allocated Parking Spaces**
- **Enclosed Rear Garden with Shed**

**Offers over £185,000**

This beautifully presented semi-detached villa is situated within a cul-de-sac in the sought after Glenview development by Scotia Homes and is within convenient distance of the town centre, and all local amenities and services including shops, schools 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.

This energy efficient property is in excellent ready to move in condition throughout and benefits from gas fired central heating, solar panels, double glazing, a modern fitted kitchen with integral appliances, ground floor Cloaks/WC, fitted wardrobes in both bedrooms and modern bathroom with shower. The remainder of the NHBC 10 year guarantee from 2021 is still in place.

There are two allocated parking spaces and a small area of garden ground to front and an enclosed rear garden laid out for ease of maintenance and having a timber shed.

This is an excellent example of the house style and viewing is essential to appreciate the bright and airy modern accommodation throughout.

#### Accommodation Comprises:

##### Entrance Hallway:

Exterior door and double glazed side panel. Staircase to upper floor accommodation. Invictus flooring. Large under stair shelved storage cupboard with light, also housing Solar PV unit and fuse box.

##### Lounge/ Open Plan Kitchen Dining:

Approx. 6.9m x 3.22m. The lounge is spacious with panelling to dado height, two contemporary style column radiators and double glazed picture window and French Door to the rear garden. Space for table and chairs. The kitchen is fitted with a range of modern quality floor, wall and drawer units with integral Smeg oven, hob and extractor hood, fridge and freezer and Indesit dish washer. Plumbed for washing machine. Under pelmet lighting. One and a half sink and drainer with mixer tap and double glazed window to front.





**Cloaks / WC:**

Approx. 2.2m x 2m. Modern two piece white suite comprising WC and bowl wash hand basin with mixer tap and storage units below, coordinating medicine cabinet. Heated chrome ladder towel rail. Illuminated mirror. Double glazed frosted window to rear. This room could also be adapted to be a shower room if required.





**Upper Floor Accommodation:**

**Upper floor landing:**

Bright and airy with double glazed window to front and large storage cupboard also housing the central heating boiler.



**Bathroom:**

Approx. 1.75m x 2.35m. Modern three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled, chrome ladder style towel rail.



**Bedroom 1:**

Approx. 3.4m x 3.26m. Double bedroom with double glazed window to rear. Double mirror fronted wardrobes and feature panel wall.



**Bedroom 2:**

Approx. 3.36m x 2.55m. Another well-proportioned room with double glazed window to front with roof top views across the development towards the countryside beyond. Double mirror fronted wardrobes.

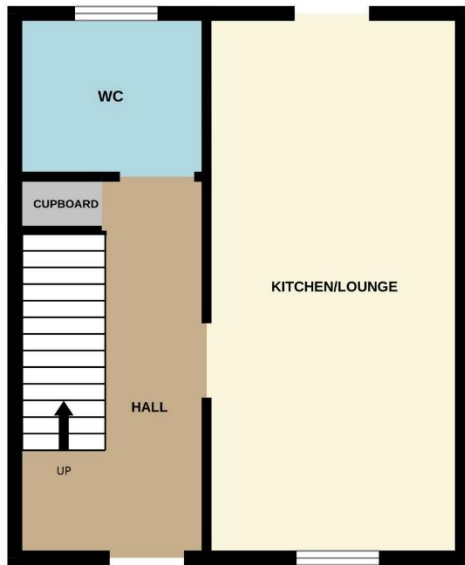


**Outside:**

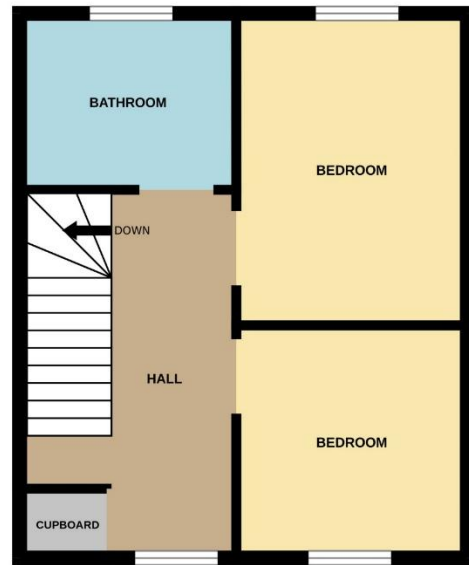
Two allocated parking spaces with paved and gravel chipped strip of ground to front. The rear garden is fully enclosed and laid out for ease of maintenance with large patio, gravel chips and raised shrub borders. Timber shed. Wall mounted Brabantia washing line



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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