

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



10 Merlin Grove, Strathmore Fields, Forfar, DD8 3FJ

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Cloaks/ WC**
- **3 Bedrooms**
- **Family Bathroom**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking**
- **Gardens to Front & Rear**
- **EPC B**

Offers over £205,000

This modern semi-detached villa is situated in one of the most sought after residential developments in Forfar and is within convenient distance of the town centre, Forfar Academy and community campus and Lochside Country Park and 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 well-proportioned accommodation over two floors and is in good decorative order. The subject benefits from gas fired central heating, double glazing, solar panels, a modern dining sized kitchen, downstairs cloak/WC and modern four-piece bathroom on the upper floor.

Externally there is driveway parking to side with ample parking for several vehicles, garden to front and enclosed garden to rear.

This is an excellent opportunity to obtain a spacious family home of this style and location and viewing is highly recommended.

Entrance Hallway:

Double glazed exterior door, useful storage cupboard, further under stair storage cupboard.

Lounge:

Approx. 3.6m x 5.2m. A bright and spacious south facing public room with double glazed window to front.

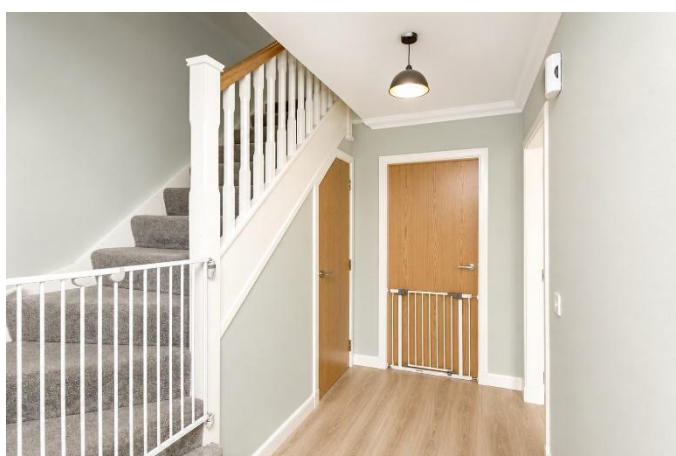


Kitchen/Dining room:

Approx. 6.1 x 2.76m. Two clearly defined areas with the kitchen being fitted with modern floor, wall and drawer units with tiling to splash back, integral double oven, gas hob, extractor hood, and dishwasher. Plumbed for washing machine. Stainless steel sink and drainer with mixer tap. Double glazed windows to rear. Breakfast bar divider to the dining area, which has space for large table and chairs and double glazed exterior door and picture window to rear garden.

**Cloaks / WC:**

Approx. 1.38m x 2.11m. Two piece white suite comprising of WC and wash hand basin. Double glazed frosted window to front. Extractor fan.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Shelled linen cupboard.

Bathroom:

Approx. 3m x 1.9m. Modern four piece white suite comprising WC and wash hand basin, bath and shower cubicle, large chrome ladder style towel rail. Double glazed frosted window to rear. Part tiled, part wet walled, extractor fan.



Bedroom 1:

Approx. 3.8m x 3.91m. Spacious double bedroom with double glazed window to front, double fitted wardrobes.



Bedroom 2:

Approx. 3.84m x 3.11m. Another good-sized double bedroom with double glazed window to rear with views towards the Angus Glens. Fitted wardrobe.



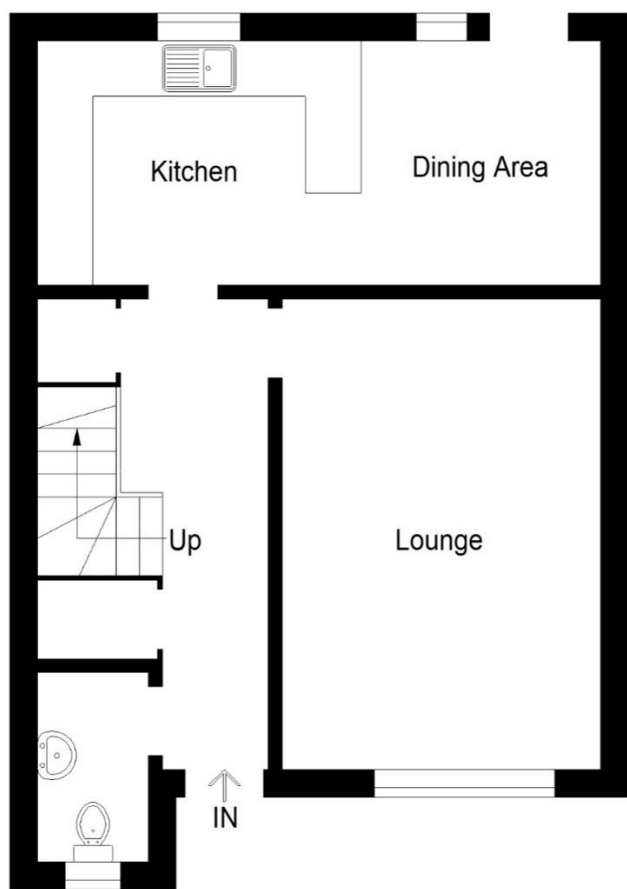
Bedroom 3:

Approx. 2.75m x 3m. Another well-proportioned room with double glazed window to front.

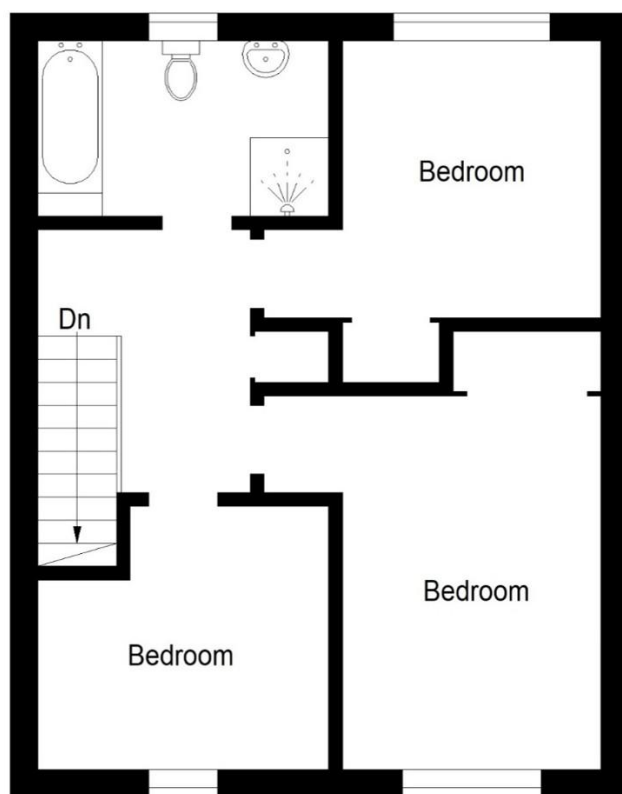
**Outside:**

The front garden is laid to lawn, gravel chipped driveway to side with ample off street parking. The rear garden is enclosed and is laid out in lawn with timber fencing surrounds patio area, and gravel chips.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:772911 / Ref:77943)



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com