

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



5 Rosebank Lane, Forfar, DD8 2BZ

- **Traditional Stone Built Detached Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen Dining & Utility Room**
- **Cloaks/WC & Separate Shower Room**
- **3 Double Bedrooms**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Enclosed Garden**
- **Parking Courtyard**

Offers over £250,000

This substantial traditional detached stone built villa is situated in the sought after central location only a short walk from the town centre, supermarket, 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 connect to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and has retained much of its character and charm with the retention of its original cornicing; ceiling rose and plaster work. The subjects benefit from gas fired central heating, double glazing, dining sized kitchen with separate utility room, downstairs WC and shower room and a bathroom on the upper floor.

Externally there is driveway parking to front. There is a sun trap walled garden to side with lawn and raised borders.

This is a rare opportunity to obtain a traditional stone built home of character within one of Forfar's most sought after locations and early viewing is highly recommended.

Entrance Vestibule:	Exterior storm door with double glazed panel above, ornate cornicing, glazed door to hallway.
Hallway:	Staircase to upper floor accommodation with ornate bannister and balustrade. Original ceiling rose and cornicing.
Lounge:	Approx. 5m x 4.25m. An excellent sized public room with double glazed window to front. Ornate cornicing and ceiling rose.





Dining Room:

Approx. 4.31m x 3.6m. Another impressive public room with single glazed split pane door to garden.. Picture rail and cornice.



Kitchen/ Dining:

Approx. 3.45m x 3.3m. Fitted with a range of floor, wall and drawer units with slot in cooker, plumbed for dishwasher, space for further appliances. Double glazed window to rear with views over the town.



Utility Room:

Approx. 3.12m x 2.7m. With a range of fitted units, plumbed for washing machine and space for further appliances. Walk in larder cupboard with hatch to loft space.

**Shower Room:**

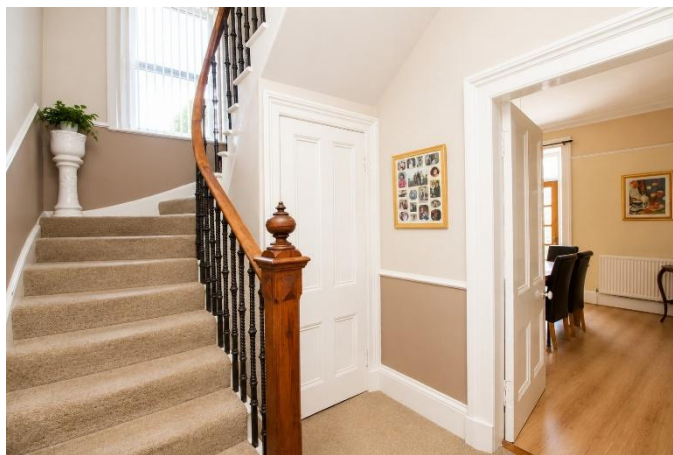
Approx. 1.35m x 1.8m. Has two piece white suite comprising wash hand basin and shower enclosure. Part tiled. Extractor fan.

Bedroom 1:

Approx. 4.25m x 4.35m. A spacious double bedroom at ground floor level, could also be used as a dining room. Has double glazed windows to front, ornate cornicing and ceiling rose.

**Cloakroom:**

Approx. 2.5m x 1m. Two piece white suite comprising WC and wash hand basin. Tiling to dado height. Extractor fan.

**Upper Floor Accommodation:****Upper Landing:**

Double glazed window on staircase.

Bedroom 2:

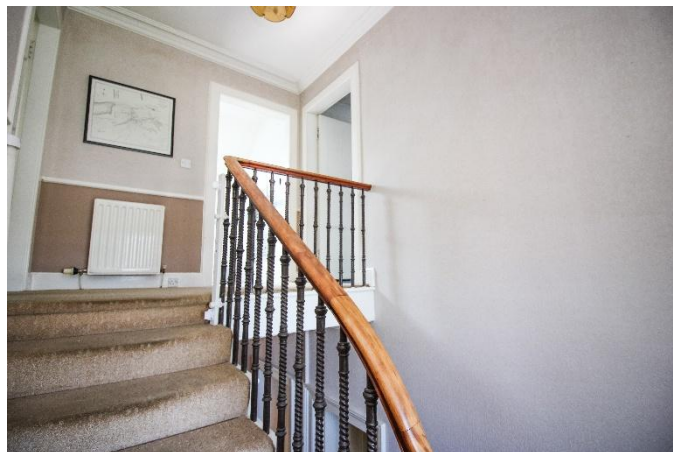
Approx. 4.5m x 6.2m (measured into Bay window). Spacious double bedroom with double glazed bay window to the front with roof top views over town. Fitted wardrobes. Cornicing. Eaves storage.

**Bedroom 3:**

Approx. 4.48m x 6.11m (measured into Bay window). Double bedroom with double glazed bay window to front. Fitted wardrobes and recessed vanity area.

**Bathroom:**

Approx. 2.55m x 2.27m. Fully tiled with three piece white suite, comprising WC, wash hand basin and bath. Low maintenance ceiling. Double glazed Velux window. Chrome ladder style towel rail.



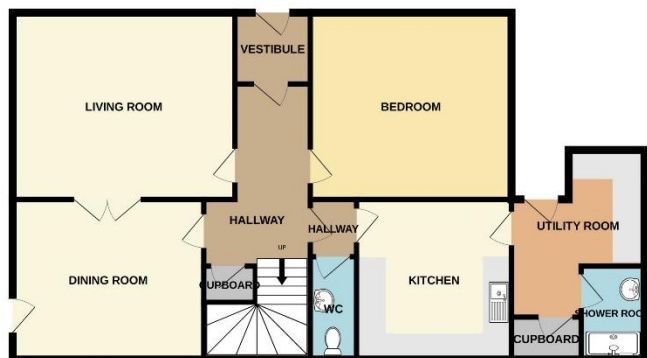


Outside:

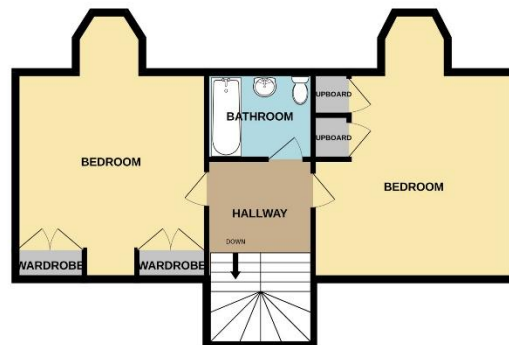
Gravel chipped parking courtyard with ample space for several vehicles. Enclosed walled garden with flagstones, lawn, gravel chips and raised borders. Gate access to front.



GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.3 sq.m.) approx.

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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