

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



5 Gowan Rigg, Forfar, DD8 2EE

- **Modern Detached Bungalow**
- **Lounge**
- **Modern Dining Kitchen & Utility Room**
- **Modern 4 Piece Bathroom Suite**
- **3 Bedrooms**
- **Integral Garage, Driveway & Mature Gardens**
- **Gas CH with Combi Boiler & Double Glazing**
- **Excellent Decorative Order**

FIXED PRICE £174,000

This beautifully presented, modern detached bungalow is situated in a most sought after location of varied yet similar styled homes, all built to a high standard by A&J Stephen Homes. From the rear there are open views towards the surrounding countryside. The town centre and all local amenities are within convenient distance. Forfar offers a full range of social, leisure and consumer facilities and has become popular with commuters due to its accessibility to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

This particular property has been very well maintained by the present owners and is in excellent 'ready to live in' condition. Features include, gas fired central heating with combi boiler, double glazing, modern fitted dining sized kitchen with integral Bosch, oven, hob and extractor, separate utility room, modern recently installed contemporary style 4 piece bathroom suite, 3 good sized bedrooms and part floored attic.

Externally there is driveway parking for two vehicles leading to the integral garage which has power, light, water supply, and internal courtesy door to utility room. The front garden is laid out in well stocked shrub borders and the rear garden is terraced with a range of mature shrubs trees and heathers with the added attraction of a patio and summerhouse positioned to take full advantage of the views.

This is a quality detached home which must be viewed to appreciate fully. Carpets and blinds where fitted are included in the sale price.

Entrance Hallway: Wood and double glazed exterior door with double glazed side panel. Wood and split pane beveled glass door into hallway.

Hallway. L shaped hallway. Hatch to part floored loft. Smoke alarm. Large cloak cupboard.

Lounge: 17' x 13'1 approx. Bright and spacious public room with double glazed window to front with deep window display shelf. TV Point. Tel Point. Connecting doors to hallway and kitchen.

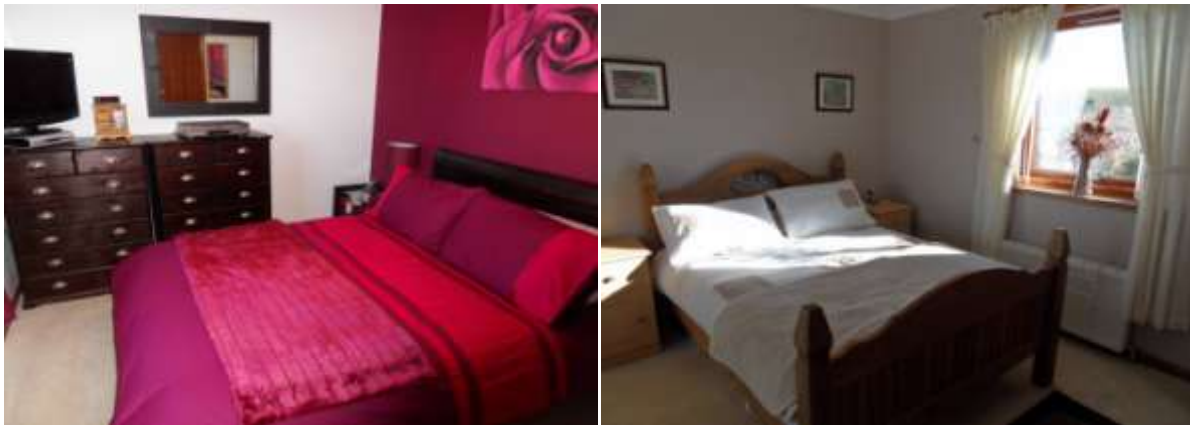


Kitchen/Dining: 13'1 x 9'2 approx. Modern fitted kitchen with range of floor, wall and units with integral steel fronted Bosch oven, ceramic halogen hob and extractor. Stainless steel sink and drainer with mixer tap. Space for table and chairs. Part tiled. Halogen spotlights. Laminate flooring in slate tile effect. Double glazed window to rear enjoying open outlook. Doors to utility and lounge.

Utility: 10' x 7'3 approx. Fitted with range of units. 1.5 ceramic sink and drainer with mixer tap. Plumbed for automatic washing machine and dishwasher. Ample space for further appliances. Part tiled. Wall mounted gas central heating combi boiler. Wood and double glazed exterior door and double glazed window. Laminate flooring in slate tile effect. Internal courtesy door to garage.

Bedroom 1: 11'9 x 9 approx. Spacious double bedroom, attractively decorated. Double glazed window to front. Double fitted wardrobes.

Bedroom 2: 11'2 x 8'7 approx. Another spacious double bedroom with double glazed window to rear enjoying views. Mirror fronted 3 door wardrobes.



Bedroom 3: 7'6 x 10'9 approx. Another good sized room again with double glazed windows enjoying the open aspect to rear. Laminate flooring.

Bathroom: 7'4 x 5'8 approx. Recently installed modern contemporary 4 piece suite comprising WC, wash hand basin, bath and separate shower cubicle. Feature heated towel rail. Ceramic tiled floor. Wet wall around shower and bath and the rest fully tiled. Double glazed frosted window to side. Halogen spotlights.

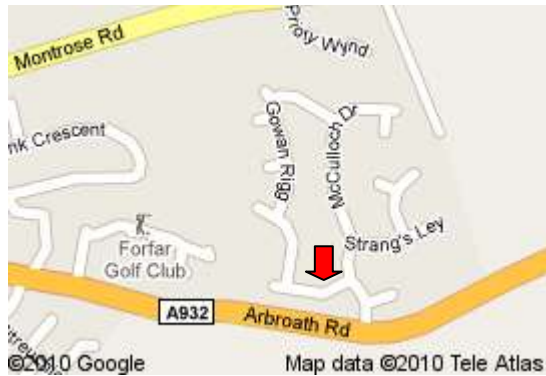


Outside:

Front and rear gardens beautifully landscaped for ease of maintenance. Well stocked with range of shrubs, trees and planting borders. Patio. Summerhouse placed to enjoy views. Drying area. Ample driveway parking.

Garage:

Integral garage with power, light, water supply and internal courtesy door.



Home Report Available at:

<http://www.taysidepropertyonline.com/property/details/127/Detached+Bungalow.html>

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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