

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**CUNNINGHILL VIEW, KINGSMUIR, FORFAR, DD8 2EF
DETACHED BUNGALOWS & VILLAS IN EXCLUSIVE DEVELOPMENT**

FIXED PRICES FROM £350,000

- **LUXURY DETACHED VILLA'S & BUNGALOWS**
- **SEMI RURAL LOCATION WITH VIEWS**
- **NHBC WARRANTY**
- **HIGH SPECIFICATION**

Exclusive development of luxury bungalows and villas with a cul de sac in a scenic semi rural location with views over surrounding countryside.

Kingsmuir is a small village located on the outskirts of Forfar, the administrative capital of the County of Angus. Forfar offers a broad range of social, leisure and consumer facilities and is also convenient for the A90 dual carriageway which connects to major routes north and south. Forfar Golf course is close by and most major Angus towns are within comfortable driving distance.

The development, nearing completion, has been finished to a high standard by a local NHBC registered builder and comprises two house types, 'The Dunnichen' a spacious 4 Bedroom Villa and 'The Kingston' a spacious well proportioned bungalow.

The Dunnichen

Lounge:	20'4 x 15'5 (6.2m x 4.7m) approx.
Dining Room:	13'5 x 8'2 (4.1m x 2.5m) approx.
Family Room:	16'4 X 13'5 (5m x 4.1m) approx.
Sun Lounge:	14' x 11'1 (4.3m x 3.4m) approx.
Kitchen/Dining:	15'5 x 14'1 (4.7m x 4.3m) approx.
Utility:	10'5 X 7'10 (3.2m x 2.4m) approx.
Master Bedroom:	19'8 x 15'1 (6m x 4.6m) approx.
En Suite:	11'9 x 8'10 (3.6m x 2.7m) approx.
Bedroom 2:	13'9 X 9'10 (4.2m x 3m) approx.
Bedroom 3:	15' x 10'2 (4.6m x 3.1m) approx.
Bedroom 4	11'9 x 10'2 (3.6m x 3.1m) approx.

The Kingston:

Lounge:	19' x 15'8 (6m x 4.8m) approx.
Family Room:	19'8 x 15'8m (6m x 4.8m) approx.
Sun Lounge:	14'1 x 11'1 (4.3m x 3.4m) approx.
Kitchen/Dining:	20'8 x 12'9 (6.3m x 3.9m) approx.
Utility:	11'5 x 6'6 (3.5m x 2m) approx.
Bathroom:	11'9 x 7'10 (3.6m x 2.4m) approx.
Master Bedroom:	15'8 x 12'5(4.8m x 3.8m) approx.
En Suite:	9'6 x 7'10 (2.9m x 2.4m)approx.
Bedroom 2:	11'9 x 10'5 (3.6m x 3.2m) approx.
Bedroom 3:	11'9 x 9.10 (3.6m x 3.5m) approx
Bedroom 4:	14'5 x 9'10 (4.4m x 3.5m) approx

Specification:

Internal:

To be selected from a quality range:

Solid Oak Door Kitchen Units with matching carcasses and end panelling.

Integral appliances – Fridge, Freezer, Washing machine, Tumble Drier, Dishwasher, Oven, Hob and Extractor Hood

Fully tiled walls in Bathroom & En Suite

Roca Sanitary Ware

Oak fielded Panelled Pass doors

Oak flush panel wardrobe doors

150mm Oak Ogee Skirtings
100mm Oak Ogee Facings
Brass Ironmongery
Coving to all public rooms
White emulsioned ceilings with magnolia walls

External:

Redland Landmark roof Tiles
Derby Spar Roughcast. Dalbeattie Brindle feature stone panels and basecourse.
White UPVC windows and composite panel entrance doors with 5 point locking system.
Mono bloc drive and slabbed paths.
Double Garage with electric roller doors.
Turfed front garden and rotovated rear garden.
Fully enclosed 1.5m high palisade fence to sides and rear with gated access.
Oil fired CH with storage tank in garden and boiler in garage.



EXAMPLE PHOTOGRAPHS OF DUNNICHEN HOUSE STYLE ON CURRENT DEVELOPMENT



QUALITY BATHROOMS & KITCHENS





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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