



Thistlecroft, Carseburn, Forfar, Angus, DD8 3NJ

- **Impressive Detached Villa in 0.6 acre or Thereby**
- **Entrance Vestibule, Reception Hallway & Cloaks/WC**
- **Spacious Lounge**
- **Family Room/Snug & Conservatory**
- **Modern Dining Kitchen with Integral Appliances**
- **Utility Room & Cloaks/WC**
- **4 Bedrooms & En Suite Bathroom**
- **Family Shower Room**
- **LPG Central Heating & Double Glazing, EPC D**
- **Double Garage & Workshop. Courtyard & Driveway**
- **Wendy House/Office**
- **Mature Established Gardens**



This impressive modern, detached villa occupies a generous sized landscaped gardens in a scenic, semi-rural location enjoying outstanding views over the surrounding countryside. Nearby Forfar offers a broad cross section of social, leisure and consumer facilities including shops, major supermarkets, and primary and secondary schools. Dundee and Aberdeen are within comfortable driving distance and the property offers convenient access to most major Angus towns.

Extending to approximately 224 square metres, the property offers spacious and well proportioned accommodation throughout and is in good decorative order. The present owners have made recent improvements including UPVC tilt and turn double glazing, oak doors and staircase balustrade, and renewed the en suite bathroom and family shower room. The subjects were constructed in 1992 to an individual design combining traditional and modern styles.

Features include LPG central heating, multifuel burning stove and security alarm system. The accommodation at ground floor level is well laid out for both family living and formal entertaining, having spacious lounge, separate family room, conservatory and modern dining sized 'Selan' kitchen. On the upper floor is the principal bedroom with viewing plinth, Juliet balcony and en suite bathroom, family shower room and three further bedrooms.

The property is accessed via electric remote control wrought iron gates with thistle motif which leads to a large driveway with ample parking for multiple vehicles. The integral double garage has workshop and internal courtesy door.

The mature and established gardens are well bounded and defined and extend to approx. 0.6 acre or thereby and are laid mainly to lawn with patio areas and screened by mature shrubs and trees. There is a detached 'Wendy House' which comes fully equipped with power, wood burning stove and makes an ideal private studio or office.

This is a rare and unique opportunity to obtain an individually designed home of character in an idyllic rural setting yet conveniently placed for access to all services and amenities. Only with viewing will the purchaser fully appreciate the quality of home together with the location and views.

Offers over £510,000 (Home Report Value 520K)

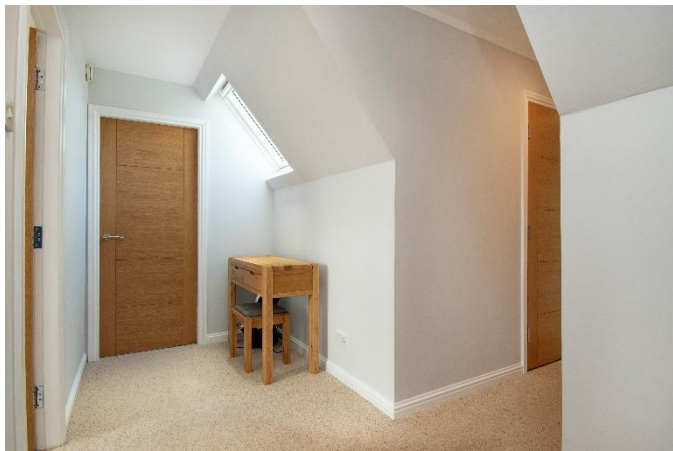
Entrance Vestibule:	Double Glazed exterior door and window.		
Reception Hallway:	Staircase to upper floor with attractive oak balustrade. Two useful storage cupboards.	Upper Floor Landing:	Two useful storage cupboards. Double glazed Velux window providing natural light. Shelved ed cupboard. Oak balustrade. Wall radiator.
Cloaks/WC:	Approx. 1.9m x 1.4m. Modern two piece suite comprising WC and wash hand basin in fitted unit.		
Lounge:	Approx. 7.52m x 5.65m. An impressive public room with focal point of the room a carved wood fire surround with slate hearth and living flame gas fire. Double glazed French doors to garden. Three double glazed windows making this a bright and airy room.	Principal Bedroom:	Approx. 6.74 at widest x 4.6m (at widest points). Well proportioned double bedroom with quality fitted wardrobes shelving and display. Focal point is raised gallery with tilt and turn windows to Juliet balcony.
Kitchen/Dining:	Approx. 5.75m x 5.85m. Modern contemporary 'Selan' kitchen with range of floor, wall and drawer units. Integral double oven, hob, extractor hood, double dishwasher and wine cooler. 'Esse' stove.	En Suite Bathroom:	Approx. 2.92m x 2.6m. Modern recently installed four piece white suite comprising WC, wash hand basin, bath and walk in shower enclosure. Heated towel rail. Part tiled.
Utility Room:	Approx. 2.91m x 2.31m. Double glazed exterior door. Range of fitted units. Plumbed for automatic washing machine. Stainless steel sink. Courtesy door into the double garage.	Shower Room:	Approx. 2.25m x 3.2m. Modern three piece white suite comprising WC, wash hand basin shower enclosure. Chrome heated towel rail.
Cloaks/WC:	Approx. 1.86m x 1.61m. Two-piece white suite comprising WC and wash hand basin.	Bedroom 2:	Approx. 3.3m x 3.85m (at widest). Double bedroom with double mirror fronted double wardrobe.
Snug/Family room:	Approx. 5.65m x 4.13m. Another spacious public room with multi-fuel burning stove with slate tile surround. Feature acoustic panelling. Double glazed tilt and turn French doors lead to the patio area to rear.	Bedroom 3:	Approx. 3.85m x 3m. Double bedroom double mirror fronted wardrobes.
Conservatory:	Approx 4.2m x 4.4m. Another spacious public room enjoying pleasant views over the garden grounds. Double glazed doors to garden. Tiled floor. Power points.	Bedroom 4:	Approx. 2.96m x 4m at widest. Another well proportioned room.
		Double Garage:	Two up and over doors. Power and Light. Internal courtesy door. Adjoining workshop.
		Wendy House:	Ideal as studio or office. Insulated, power and light. Electric radiator and wood burning stove.



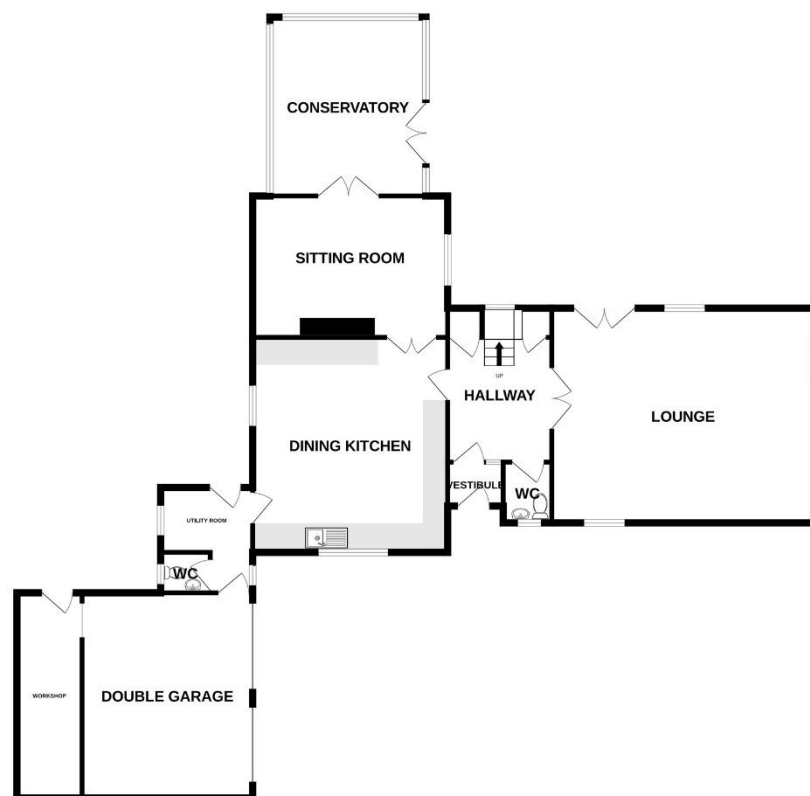




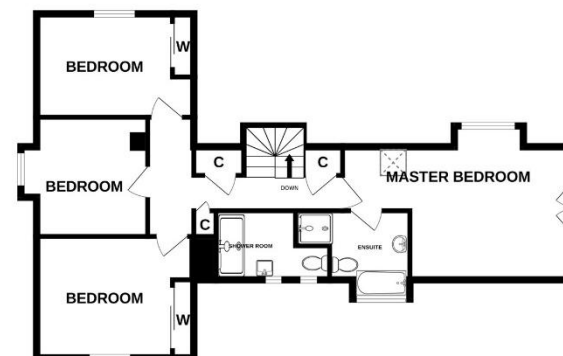
Lounge, Family Room, Kitchen Dining & Conservatory, Cloaks/WC & Utility/WC



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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4 Bedrooms, En Suite Bathroom, Family Shower Room











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