Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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1 Turfbeg Place, Forfar, DD8 3LQ

- Vestibule, Hallway & Cloaks/WC
- Lounge, Sitting Room & Dining Room
- Lounge with Balcony
- Kitchen Dining Room & Utility
- Annexe with Lounge/Kitchen, Bedroom & Bathroom
- 6/7 Bedrooms
- Family Bathroom & 4 En Suite
- Gas Central Heating & Double Glazing, EPC C
- Double Garage & Parking Courtyard
- Mature Landscaped Gardens
- Close to all Amenities & Country Park



Offers over £450,000 (HR Value 470K)

This impressive, detached, south facing, extended villa is situated in a most desirable residential location, enjoying views over Lochside Country Park and only a short stroll from the Town Centre, Supermarkets, local shops, bars and cafes, Forfar Academy & Community Campus. Forfar offers a broad cross section of social, leisure and consumer facilities and provides easy access to the Dundee Aberdeen A90 dual carriageway which leads to major routes north and south.

This is a truly unique and individual home which offers a range of public rooms, bedrooms and bathrooms which can be adapted to suit the individual purchasers requirements and will suit a larger family. Thoughtfully and carefully extended over the years, the property will lend itself to a separate 'granny flat' with a large lounge with open plan kitchen/dining and bay window, a four-piece bathroom, double bedroom and its own front entrance. To the rear of the property there is further accommodation which can be used as an annexe with a lounge, bedroom with en suite and a utility room. These annexes allow privacy but easy access to the hub of the family home when required.

Well presented throughout, features include gas central heating, double glazing, patio doors, balcony from lounge positioned to take advantage of the south facing views, wood burning stove, large family dining kitchen, Cloaks/WC and 7 modern bathroom/en suites.

Occupying a corner plot there is gate access to a paviour driveway and turning area with ample space for multiple vehicles and Electric Car Charging point. There is further driveway to rear and double garage. The gardens to front side and rear are beautifully landscaped and well screened by mature shrubs and trees and having various patio areas positioned to take advantage of the sun throughout the day.

This is an exceptional property which with this level of accommodation rarely appears on the market and ideal for modern and blended families with space to grow and guests to stay. Also potential for Bed & Breakfast use being ideally located to Forfar Loch, Town Centre and transport networks.

Viewing is essential to fully appreciate the spacious nature, adaptability and quality of home and location.

Entrance Vestibule: Double glazed UPVC exterior door and frosted side panel. Shaker style split pane glazed door and side panel into hallway.

Hallway: Feature staircase to upper floor. Low maintenance ceiling. Downlighters. Door to basement accommodation. Large shelved storage cupboard with light.

Cloaks/WC Approx. 1.61m x 1.15m. Two piece modern white suite comprising WC and wash hand basin. Fully tiled. Chrome radiator. Double glazed frosted window to front.

Sitting Room: Approx. 3.91m x 4m. An informal public room with double glazed windows to front enjoying the views. Feature fire surround with marble inset and hearth and living flame gas fire.

Kitchen/Dining: Approx. 3.95m x 6.45m. Fitted with a range of modern quality floor, wall and drawer units with range style cooker, extractor hood and tiling to splashback. Two wine coolers. Larder style fridge/freezer. Space for large table and chairs. Dishwasher. Double glazed window to side. Low maintenance ceiling.

Utility Room: Approx. 2.15m x 1.6m. Plumbing for washing machine and space for further appliances. Wooden clothes pulley. Double glazed window to side.

Dining Room: Approx. 4.71m x 3.3m. Another spacious public room with double glazed patio doors looking to side.

Bedroom 2/Office: Approx. 3.55m x 2.85m. Double bedroom with double glazed window to side garden.

Bedroom 3: Approx. 2.67m x 2.72m. Double bedroom with double glazed window to rear.

En-Suite Shower Room: Approx. 1.65m x 1.86m. Three piece suite comprising WC, wash hand basin and shower cubicle. Chrome ladder style towel rail. Extractor fan. Double glazed frosted window to side.

Mid Floor Landing: Leads to the Lounge.

Lounge: Approx. 4.9m x 5.7m. An impressive public room having two sets of double glazed patio doors leading to the balcony which enjoys open views over Lochside Country Park, bowling green and Forfar skyline towards Balmashanner hill and monument. Further double glazed window looking to the rear garden. Split pane glazed door and side panel. Low maintenance sloping ceiling with downlighters. Feature wood burning stove on slate hearth.

Upper Floor Landing: Sun pipe for natural light. Shelved linen cupboard.

Bathroom: Approx. 2.8m x 3.22m. Fully tiled bathroom with four piece suite comprising WC, wash hand basin, corner bath and shower enclosure with wet wall. Low maintenance ceiling. Ladder style heated towel rail. Cupboard housing the hot water cylinder.

Principal Bedroom: Approx. 6.5m at widest x 3.6m. An excellent size double bedroom with double glazed window to side.

En-Suite Shower Room: Approx. 2.35m x 2m. Modern three piece suite comprising WC, wash hand basin and corner shower cubicle. Full wet wall panelling. Chrome ladder style towel rail. Sun pipe for natural light.

Bedroom 4: Approx. 7.66m at widest x 3.5m. Dressing area. Double glazed window to rear. Mirror fronted wardrobes.

En-Suite Shower Room: Approx. 1.72m x 2.42m. Full wet wall panelling. Three piece modern suite comprising WC, wash hand basin and corner shower cubicle. Chrome ladder style towel rail.

Bedroom 5: Approx. 4.63m x 2.77m. Spacious double bedroom with double glazed window to front with views over Lochside Country Park. Wall to wall mirror fronted wardrobes.

En-Suite Bathroom: Approx. 2m x 2.55m. Four piece suite comprising WC, wash hand basin, corner bath and separate shower cubicle. Fully tiled. Ladder style heated towel rail. Double glazed frosted window to side.

Bedroom 6: Approx. 3.7m x 2.52m. Spacious double bedroom with double glazed window enjoying south facing views to front.

Granny Annex: Front entrance with double glazed door or accessed from the main hallway by internal staircase. Under stair cupboard.

Entrance Hallway: Double glazed and leaded UPVC exterior door.

Lounge/Open Plan Kitchen: Approx. 6.35m x 4.75m measured into the bay window. Large double glazed bay formation window looking to Country Park. Breakfast bar divider with kitchen area fitted with modern floor, wall and drawer units with integral Baumatic integral oven, hob and extractor hood. Integral fridge. Plumbed for washing machine. Double glazed window to rear. Karndean flooring.

Bathroom: Approx. 3.44m x 1.95m. Fully tiled with four piece suite comprising WC, wash hand basin, shower cubicle and bath. Ladder style towel rail. Double glazed frosted window.

Bedroom : Approx. 4.35m x 3.46m. Double bedroom with double glazed window to side. Double mirror fronted wardrobe.

Outside: The property occupies a corner plot which is well defined and bounded with a low level dyke and railings with double gates leading to the monoblock parking courtyard which has ample parking for multiple vehicles.

Front garden is laid to lawn with mature shrubs and trees. The side garden is again laid out to lawn and screened by mature shrubs and trees. There is an electric EV charging point. Further patio areas to side. Timber shed.

There is a further driveway to the rear of the property and detached double garage with power and light.











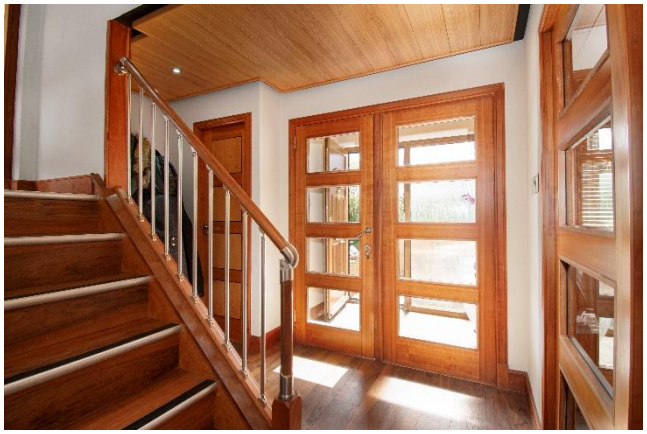


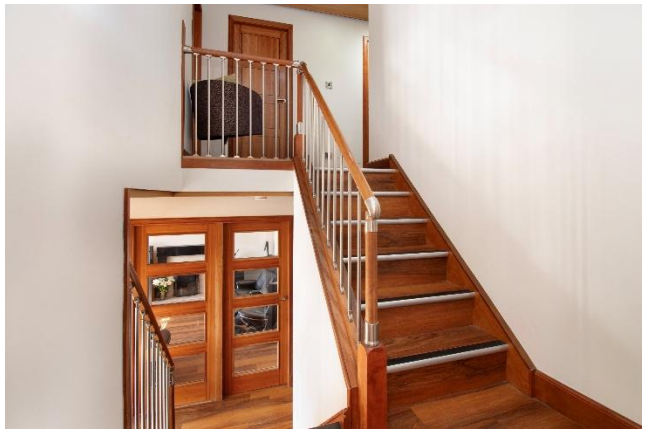




















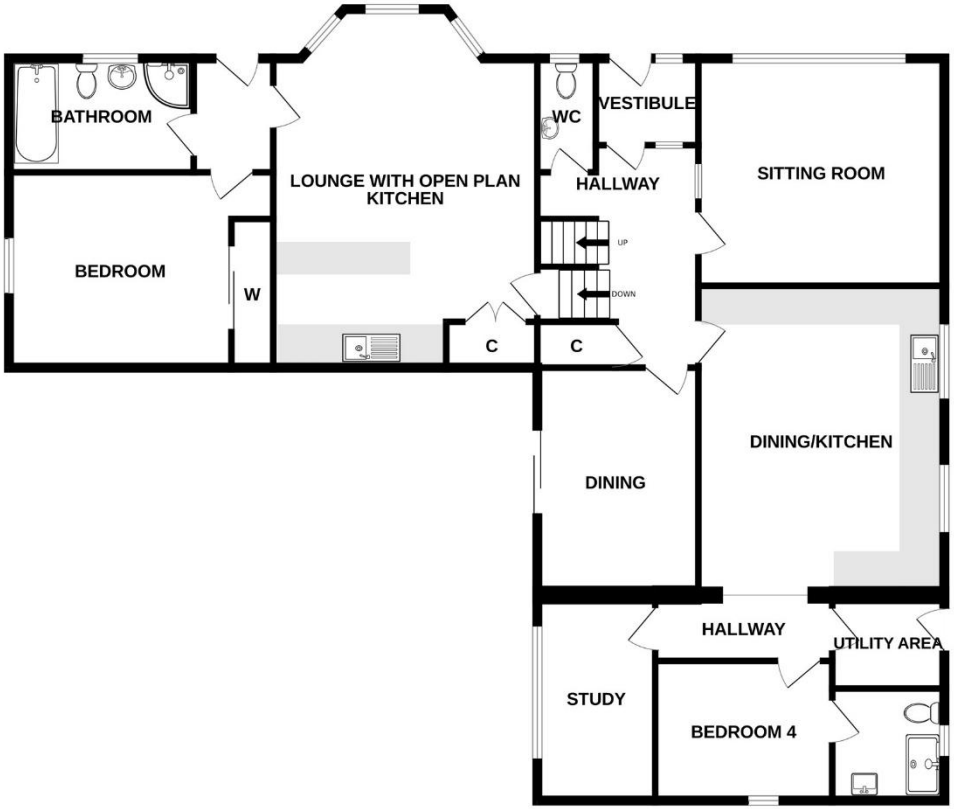

SEX PISTOLS



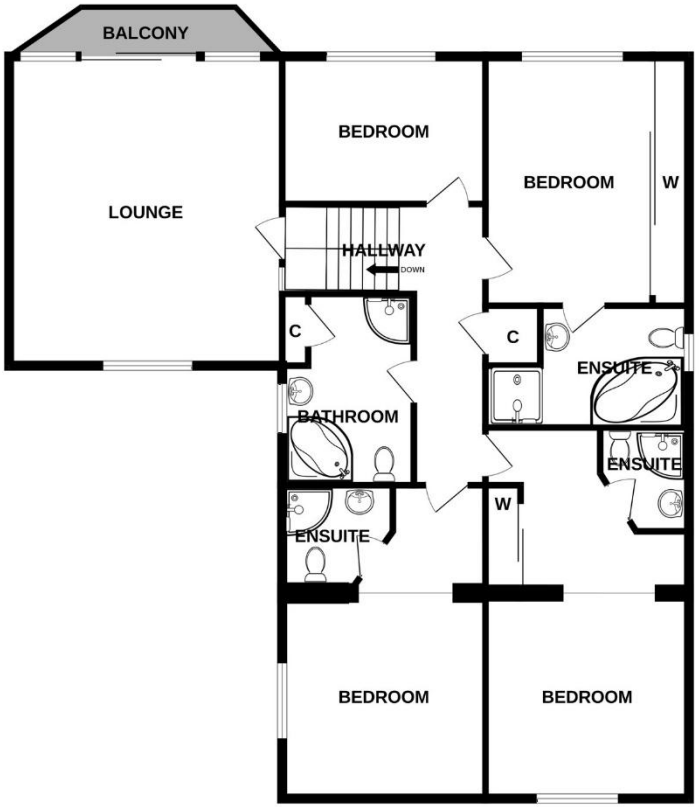

THE CLASH


SEX PISTOLS

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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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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