MacHardy, Alexander & Whyte, W.S.
Solicitors & Estate Agents
www.machardy.co.uk



Craigowl, Drumgley, Forfar, DD8 1PW
Offers Over £435,000

- Detached dwellinghouse in rural location
- Living Room
- Dining Room
- Kitchen and Utility Room
- Primary bedroom with en-suite and dressing room
- 3 Further bedrooms
- Bathroom
- Cloakroom with wc
- Upstairs Living Room/5th bedroom
- Gardens
- Double garage
- LPG and double glazing
- EPC rating: D
- Solar panels with battery storage and hot water i-boost

This well presented, individually designed, two storey detached dwellinghouse is situated in a rural location offering privacy and beautiful views of the surrounding Angus countryside. Amenities can be found within the nearby town of Forfar.

Entrance Porch
Timber front door with side double glazing, leading to inner hallway. Central heating boiler and additional cloak space is located in built-in side storage. Motion sensor external light.

Entrance Hallway
Glazed door leading to bright and airy hallway. Cloakroom with wc.

Living Room (6.23m x 4.53m)
Bright and airy south facing room with views out to garden and surrounding countryside. Sliding door to rear garden paved area. Feature fireplace, LPG Living Flame or can be as a normal fireplace, fitted with wooden mantlepiece. Carpeted throughout.

Kitchen (4.35m x 3.16m)
Fully fitted kitchen with a large range of fitted oak wall and base units with breakfast bar. Power supply to cupboards under breakfast bar. Granite effect 1½ bowl sink with drainer and mixer tap. Gas hob and electric double oven. Plumbed for dishwasher. Large double glazed window giving superb views to the Angus glens and velux window gives additional light. Door to dining room.

Utility Room (3.71m x 2.16m)
Fully fitted utility room with base and high level units. Stainless steel sink and drainer. Plumbed for washing machine and tumble dryer.

Dining Room (4.18m x 3.91m)
Generous sized bright and airy dining room. Double glazed window and sliding door to garden. Doors leading to kitchen and living room.

Primary Bedroom (3.55m x 5.23m)
Generous sized primary bedroom with south facing windows looking out to garden and countryside beyond. Sliding door to side garden. Carpeted flooring throughout. Door leading through to separate dressing room and separate fully tiled en-suite with large walk-in shower fed from the hot water tank, sink and comfort height wc. Dual fuelled radiator and generous fitted storage.

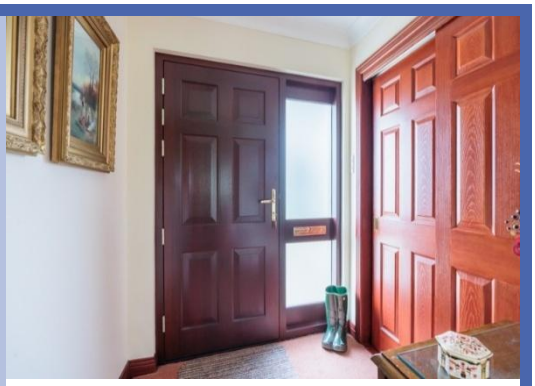
Bedroom 3 (3.71m x 3.66m)
Double bedroom with double glazed window to front. Built-in wardrobes with mirrored doors.

Bedroom 4 (3.63m x 3.62m)
Double bedroom with double glazed window to front.

Bathroom (3.74m x 2.34m)
Fully tiled five piece white suite with deep bath, separate shower enclosure, wc, bidet and free standing basin. Double glazed, opaque and strengthened window to front.

Upper floor accommodation - Stair leading off hallway to upper floor with feature windows. Built in cupboard.

Bedroom 2 (5.13m x 4.98m)
Situated on upper level. Large room to the rear of the property with garden and open countryside views. Carpeted floor. Window to rear.











Upper Living Room/5th Bedroom (8.03m x 44.3m)
Further upper floor living room with double glazed windows with views out to surrounding countryside. Carpeted flooring.

External
Private gravel driveway to front with ample parking and side lawn area.

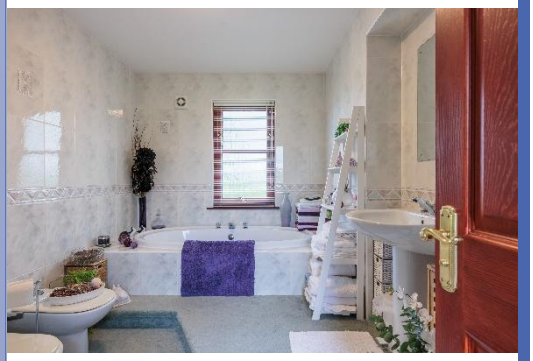
Detached double garage with remote controlled motorised doors, power, lights and water tap. Motion sensor lanterns at main and side doors. Side window. Solar panels with battery storage. Floored storage above accessed by staircase. Window to front.

Beautifully landscaped large rear garden laid to lawn with mature planting and superb views over countryside. Large, paved patio area to rear, together with raised bed planting area to side. Lean-to green house. External water tap and water butts. Feature of former pig sty and part ruin of building.

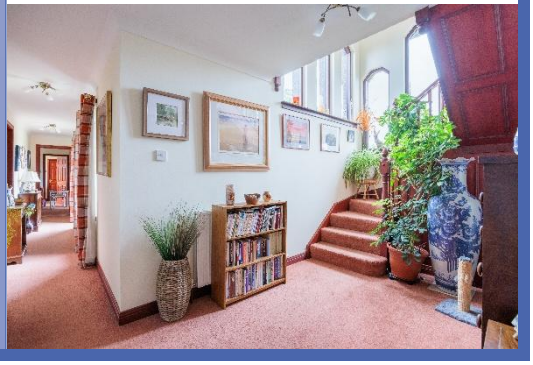
Extras
Floor coverings, curtains and blinds, integrated kitchen appliances included. Storage cupboards in garage, garden furniture and ornaments and other electrical appliances may be available to purchase in addition.














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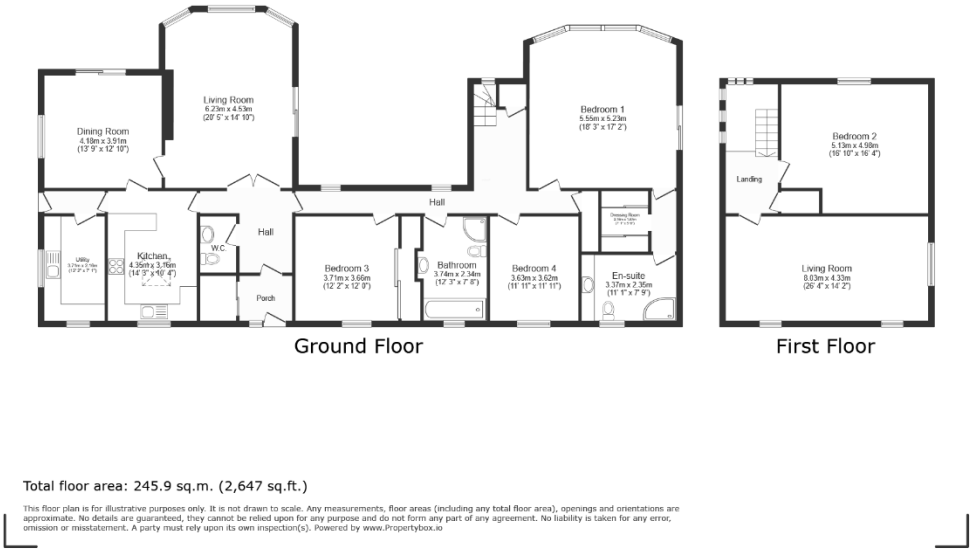












Total floor area: 245.9 sq.m. (2,647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation

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