Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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20 Osprey Drive, Gowanbank, Forfar, DD8 2UW

- Detached 1.5 Storey Dwelling House
- Hallway
- Lounge with Bay Window
- Kitchen with Open Plan Dining Room
- Family Bathroom
- 4 Bedrooms
- Shower Room
- Gas Central Heating, Double Glazing, Solar Panels
- Driveway parking
- Gardens to Front & Rear
- EPC B

Offers over £279,950

This beautifully presented detached one and a half storey dwelling house is situated in the sought after Restenneth Fields Development by Guild Homes and is within convenient distance for all local amenities including the town centre, shops, schools and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property is an extended Glenisla house type by Guild Homes and offers spacious and well-proportioned accommodation over two floors. In good decorative order throughout, the subjects benefit from gas fired central heating, double glazing, solar panels, a modern fitted kitchen with integral appliances with open plan dining room, modern four piece bathroom on the ground floor, and modern shower room on the upper floor.

There is driveway parking to side for multiple vehicles and garden to front and fully enclosed garden to rear with shed and summer house.

This is an excellent opportunity to obtain a spacious modern, energy efficient accommodation in a sought after area and viewing is highly recommended.

Entrance Hallway: Has staircase to upper floor accommodation, double glazed exterior door and double glazed frosted window to side. Under stair storage cupboard. Further large walk in storage cupboard.

Lounge: Approx. 5.95m x 3.97m. An excellent sized public room with double glazed bay window looking to front.







Kitchen/Dining room: Approx. 7m x 3.31m. Two clearly defined areas with the kitchen being fitted with modern floor, wall and drawer units with integral double Bosch oven, microwave, fridge freezer, gas hob, extractor hood and dish washer. Plumbed for washing machine. One and a half sink and drainer. Double glazed window and exterior door to rear. Karndean flooring. The dining area has double glazed window to rear and double mirror fronted wardrobes.







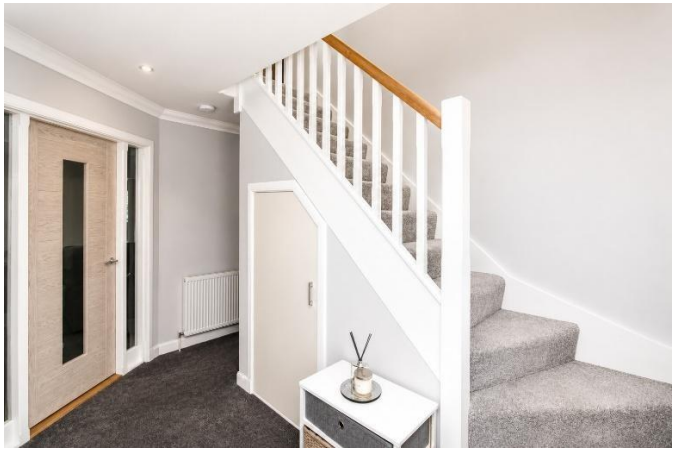
Bathroom: Approx. 2.82m x 3m. Modern four piece white suite comprising WC and wash hand basin in fitted units, bath and separate shower cubicle, chrome ladder style towel rail. Double glazed frosted window to side. Illuminated mirror, extractor fan.




Bedroom 1: Approx. 3m x 2.25m. Double bedroom at ground floor level. With double glazed window to front, wall to wall fitted wardrobes.




Bedroom 2: Approx. 2.85m x 2.31m. Another well proportioned bedroom at ground floor level with double glazed window to side.




Upper Floor Accommodation:

Upper Floor Landing: Bright landing with double glazed velux window to side with views over the town towards Balmashanner.

Bedroom 3: Approx. 4.57m x 4.12m. Excellent sized double bedroom with double glazed velux window to side, again enjoying the views. Eaves storage.




Bedroom 4: Approx. 3.53m x 4.12m. Another spacious double bedroom with double glazed Velux window to side and eaves storage.



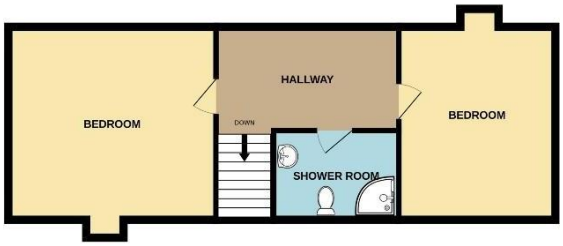

Shower Room: Approx. 2.67m x 1.96m. Modern three piece suite comprising WC, wash hand basin in a range of fitted units and shower cubicle. Wet wall panelling, all round splash-back. Heated towel rail and double glazed Velux window.




GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

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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Outside: Gravel chipped driveway to side provides ample parking for multiple vehicles. The front garden is laid to lawn with well stocked shrub borders. Ramp to front entrance. The rear garden is enclosed and laid to lawn with patio area, timber shed and summer house.





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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