

Craigard, Dubton of Turin, Guthrie,

by Forfar, DD8 2TY

OFFERS OVER £350,000

Contact Solicitors for an appointment to view or telephone homeowner direct outwith office hours

01307 830254

Chamber Practice





- **SPACIOUS FOUR BEDROOM DETACHED VILLA**
- **LOUNGE WITH FRENCH DOORS**
- **SEPARATE DINING ROOM, GENEROUS DINING KITCHEN AND SUN ROOM**
- **FOUR DOUBLE BEDROOMS**
- **TWO EN SUITE SHOWER ROOMS AND GROUND FLOOR EN SUITE CLOAKROOM**
- **FAMILY BATHROOM AND EXCELLENT STORAGE THROUGHOUT**
- **SPACIOUS UPPER LANDING IDEAL AS A HOME OFFICE**
- **OIL FIRED HEATING, DOUBLE GLAZING & SOLAR PANELS**
- **EXTENSIVE WRAP AROUND GARDENS WITH MATURE PLANTING & FRUIT TREES**
- **LARGE PATIO, GRAVEL SEATING AREAS, VEGETABLE PLOTS AND TWO GREENHOUSES**
- **LARGE DOG RUN WITH TWO POWERED SHEDS**
- **GARAGE AND OFF-STREET PARKING FOR MULTIPLE VEHICLES**
- **APPROXIMATELY ONE ACRE OF ADDITIONAL LAND**

Set within a peaceful rural location, *Craigard* is a substantial and exceptionally spacious four bedroom detached villa offering versatile family accommodation, extensive outdoor space and approximately one acre of additional land. Enjoying beautiful countryside surroundings, this impressive home combines generous living space with superb outdoor facilities, making it an ideal choice for families and those seeking a lifestyle property.

The welcoming entrance hallway leads to a bright and spacious lounge with French doors opening onto a large patio, creating a wonderful connection between the indoor and outdoor living spaces. A separate dining room provides an ideal setting for entertaining, while the generous dining kitchen offers excellent storage and workspace. The delightful sun room enjoys views over the gardens and provides a peaceful place to relax throughout the year.

The ground floor also benefits from two well-proportioned double bedrooms, one featuring a convenient en suite cloakroom, together with a family bathroom and an abundance of useful storage cupboards.

Upstairs, the spacious landing offers excellent flexibility and is perfectly suited for use as a home office or reading area. Two further generous double bedrooms each benefit from their own en suite shower room, creating comfortable and private accommodation for family members or guests.

Externally, the property is surrounded by extensive wrap around gardens, beautifully landscaped with mature trees, shrubs and lawned areas. There are large patio and gravel seating areas, fruit trees, productive vegetable plots and two greenhouses for those with a passion for gardening. A substantial dog run with two powered sheds provides excellent facilities for animal lovers or those requiring additional workshop or storage space.

The property also offers off-street parking for several vehicles, a garage, a large enclosed paddock to the front and, across the road to the rear, an adjacent plot of land extending to approximately one acre, providing outstanding potential for a variety of uses, subject to any necessary consents.

Further benefits include Oil central heating, double glazing and solar panels, enhancing the property's efficiency and reducing running costs.

It is known as the home of the bridie and Forfar, along with a cluster of nearby Strathmore villages, plays a central role in Angus life. The traditional market town is the administrative hub of the region, enjoying all the facilities you would expect of a community with around 14,000 residents.

In addition to shops - bakers included, naturally - Forfar enjoys a leisure centre, swimming pool, golf course, an Academy and primary schooling and a professional football team playing at Station Park.

The town, once a major textile centre, was bypassed by the A90 dual carriageway linking Aberdeen and Dundee back in the late 80s.

Five miles away, the biggest of the many villages in the county is Letham, with its many active clubs and societies, and other smaller communities owing their existence to farming include Tannadice, Kingsmuir on the road to Carnoustie and Guthrie, which is equidistant from Forfar, Arbroath and Brechin.

















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Included in the sale are all carpets and floor coverings, light fittings, Range cooker, 2 green houses and large dog run with 2 powered sheds.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.