Property for Sale

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Belmont, Lour Road, Forfar, DD8 2BB

- Traditional Detached Villa
- Vestibule & Hallway
- Lounge & Sitting Room
- Dining Room & Conservatory
- Modern Kitchen Dining, Utility Room & Sun Porch
- 2 Bathrooms
- 3 Bedrooms (2 En Suite)
- Annexe with 2 Bedrooms, 2 En Suite & Kitchenette
- Gas Central Heating & Double Glazing, EPC D
- Generous Sized Mature Gardens & 2 Garages & Driveway

Offers over £360,000 (HR Value 400K)

This impressive and substantial detached Victorian Villa is situated in an off street location in the most sought after Lour Road area of the Country Town of Forfar. The Town Centre and all local amenities including schools, local shops and public transport are within a short walking distance. Forfar offers a broad cross section of social, leisure and consumer facilities including independent retailers and major supermarkets. The A90 dual carriageway is easily accessible and connects to major routes north and south.

The property offers spacious and well proportioned accommodation over three floors and has retained much of the original character and charm including ornate cornicing, plasterwork ceiling rose and staircase. The subjects benefit from gas fired central heating, double glazing, modern dining sized kitchen, two family bathroom and two en suite shower rooms. The layout property lends itself to having separate accommodation in the basement- with its own exterior and interior entrance, ideal for use as a granny flat, teenage accommodation or Air BnB. The range of public rooms and bedrooms can be adapted to suit the individual purchaser's requirements.

The property is accessed by a gated entrance to a rhododendron lined driveway with parking for multiple vehicles and two garages. The gardens are laid mainly to lawn with mature shrubs and trees including apple, plum and damson. There is a summerhouse, shed and stone outhouse.

This is a rare opportunity to obtain a character period home in one of the most desirable locations in Forfar and viewing is highly recommended to appreciate the space, traditional features and further potential.

Entrance Vestibule: Exterior storm door and glazed panel above. Ornate stained and leaded glass doors and side panels into reception hallway.

Reception Hallway: Staircase to upper floor accommodation with original bannister and balustrade. Large under stair cupboard.

Lounge: Approx. 4.2m x 4.7m. A bright and spacious south facing room with double glazed windows to front and side. Feature fireplace with marble inset and hearth and living flame gas fire, feature recessed archways with further double glazed window to side. Ornate cornicing and ceiling rose.






Sitting Room: Approx. 4.8m x 5.15m. Another spacious public room with double glazed window to front enjoying views over the garden. Feature fireplace with living flame gas fire. Ornate cornicing.




Dining Room: Approx. 4.8m x 3.72m. Another spacious public room with double glazed window to side with storage below. Feature fire surround with cast iron grate. Split pane bevel glass door to conservatory.




Conservatory: Approx. 3.3m x 3.56m Double Glazed windows and patio doors.

Bathroom: Approx. 3.56m x 3.72m. Five piece suite, comprising WC, wash hand basin in fitted unit, bidet, bath and shower cubicle. Expelair extractor fan. Part cornicing, stain glass obscured door, double glazed window to side





Kitchen/ Dining: Approx 4.2m x 4.7m. Modern quality fitted kitchen with a range of floor, wall and drawer units, space for large table and chairs. Rangemaster oven with canopy extractor hood. Stainless steel sink and drainer, double glazed windows to side and rear with part views over the town towards the Angus Glens. Useful, shelved storage cupboard.









Sun Porch: Approx. 4.25m x 1.43m. Has double glazed windows to side and rear and a new UPVC exterior door.

Utility Room: Approx. 2.73m x 2.2m. Stainless steel sink and drainer in fitted units, plumbed for washing machine with space for further appliances. Central heating boiler, cupboard. Double glazed window to side.





Upper Floor Accommodation

Mid floor landing: Leads to the family bathroom.

Bathroom: Approx. 1.81m x 2.55m. Three piece suite comprising WC, wash hand basin and bath. Double glazed window to rear.




Upper Landing: Leads to bedroom accommodation.

Bedroom 1: Approx. 4.7m x 4.11m. Double bedroom with double glazed south facing windows. Further double glazed window to side. Three fitted wardrobes. Feature fireplace.




Bedroom 2: Approx. 4.72m x 4.31m. Double bedroom again with double glazed windows to front. Three fitted wardrobes. Further walled storage cupboard. Feature fireplace.




Bedroom 3: Approx. 2.87m x 2.16m. With further recess with window to front. Stain glass door.

Basement: The basement has private access for either inside the property or by steps from the front garden.

Bedroom 4: Approx 4.15m x 3.71m. Double bedroom with double glazed window to front. Double fitted wardrobe and further recessed study area.




En-Suite: Approx. 2.58m x 1.85m. Has three piece suite, comprising WC, wash hand basin and shower cubicle. Extractor Fan.




Kitchenette: Approx. 3.14m x 1.62m. Fitted with base level storage units. Space for appliances. Stainless steel sink and drainer, extractor fan.

Inner Hallway: Has vestibule and exterior door to the front garden. Large, shelved storage cupboard with light.

Bedroom 5/ Study: Approx. 3.8m x 3m. Double bedroom with double glazed window to front.

En-Suite Shower Room: Approx. 1.73m x 1.6m. Has three piece suite, comprising WC, wash hand basin and shower cubicle.

Outside: Gated entrance and driveway lined with Rhododendrons, has parking for multiple vehicles. Has a single garage and timber garage. The garden is well stocked with mature shrubs, trees and fruit trees. Enclosed side garden, two timber summer houses and a stone outbuilding.

Rear garden is bounded by stone built wall with lawn and patio area accessed from summer house.



TOTAL FLOOR AREA : 274.4 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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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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