

10 Benholm Gardens,
Forfar, DD8 1XY







Spacious three-bedroom family home nestled within a peaceful cul-de-sac setting

3 Bed | 1 Bath | 2 Reception

Set within a quiet cul-de-sac in a popular residential area of Forfar, this spacious three-bedroom family home offers generous accommodation, a large wraparound garden, driveway and garage, making it an excellent choice for growing families. Conveniently located close to the A90, the property is ideal for commuters travelling to Dundee, Aberdeen and surrounding Angus towns, while a selection of well-regarded primary and secondary schools are available nearby.

The accommodation comprises a welcoming vestibule and hallway, both benefiting from useful storage. The bright and spacious lounge enjoys a beautiful bay window, flooding the room with natural light and creating an inviting space to relax. A separate dining room provides an ideal setting for family meals and leads through to the well-equipped kitchen, which offers ample worktop space, plentiful cupboard storage and room for informal dining. A door from the kitchen provides direct access to the rear garden.

The property features three generous double bedrooms. Upstairs, the sizeable principal bedroom and an additional double bedroom both benefit from useful eaves storage. A further double bedroom is conveniently located on the ground floor. The family bathroom is fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys a deceptively large wraparound garden, predominantly laid to lawn with mature planting and established hedging to the front, providing a good degree of privacy. A driveway leads to the single garage, with an additional private parking space situated in front of the garden.

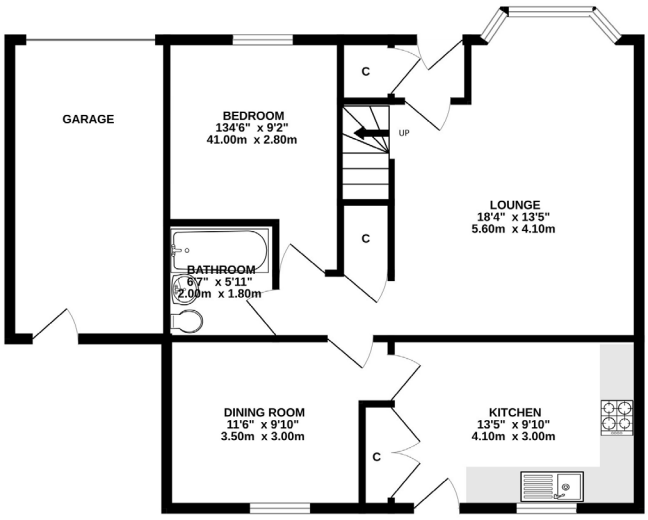
Features

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Three Double Bedrooms
- Driveway & Garage
- Gardens
- EPC Rate: D

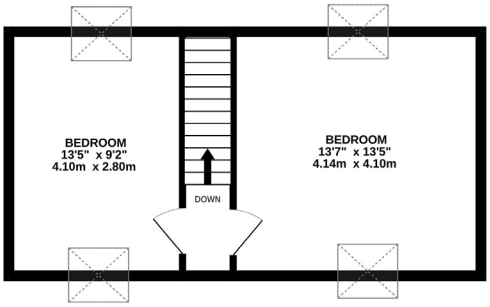
Offers Over £235,000

£5,000 UNDER HOME REPORT VALUATION

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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Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.