Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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24 North Loch Road, Forfar, DD8 3LS

- Detached 1.5 Storey Dwelling House
- Hallway
- Lounge with Open Plan Dining room
- Kitchen Dining
- Ground Floor Bathroom
- 5 Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing, EPC C
- Garage & Store. Parking Space
- Mature Gardens to Front & Rear
- Views to Lochside Country Park

Offers over £280,000

This spacious detached one and a half storey dwelling house occupies a prime position enjoying south facing views over Lochside Country park and only a short walk from the town centre, supermarkets, Forfar Academy and Community Campus and public transport links. 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 offers substantial accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, a modern dining sized kitchen, spacious lounge with open plan dining room, ground floor bathroom and shower room on the upper floor. The range of bedrooms can be adapted to suit the individual purchaser's requirements.

Occupying a generous sized mature plot, the gardens are laid to lawn with well stocked shrub and herbaceous borders, with patio positioned to take full advantage of the views. There is garage and basement workshop accessed from Turfbeg Crescent, and pedestrian access from North Loch Road.

This is a rare opportunity to obtain a well located and spacious family home and viewing is essential to fully appreciate the spacious nature of home together with the quality of location.

Entrance Hallway: Has double glazed leaf motif UPVC exterior door with two side panels. Staircase to upper floor accommodation. Large under stair storage cupboard with light. Further shelved linen cupboard.

Lounge: Approx. 6.2m x 3.75m. A bright and spacious south facing room enjoying open outlook over Lochside Country Park. Open plan to dining room.








Dining Room: Approx. 3.11m x 3m. Another spacious public room with double glazed window enjoying outlook over the rear garden.

Kitchen/ Dining: Approx. 5m x 3m. Fitted with a range of modern of floor, wall and drawer units, with integral double oven, hob, extractor hood and dishwasher. Tiling to splashback. Integral washing machine, one and a half polycarbonate sink and drainer. Tiled floor, space for table and chairs. Double glazed UPVC exterior door and two windows to the rear garden.






Bathroom: Approx. 2.17m x 2.42m. Has three piece white suite comprising WC, wash hand basin in fitted units and bath. Chrome ladder style towel rail, fully tiled. Low maintenance ceiling with down lighters. Double glazed frosted window to rear.




Bedroom 1: Approx. 4.97m x 3.42m. A spacious double bedroom at ground floor level enjoying south facing views to front. Double mirror fronted wardrobe.




Bedroom 2: Approx. 3.21m x 3.96m. Double bedroom with double glazed window to side.




Bedroom 3: Approx. 3.61m x 2.8m. Again, another double bedroom at ground level with double glazed window to rear.




Upper floor accommodation

Upper floor landing: Spacious landing with space for study area. Cupboard into eaves storage with light.





Shower Room: Approx. 3.21m x 1.75m. Three piece suite comprising WC and wash hand basin and shower cubicle. Double glazed Velux window.

Bedroom 4: Approx. 4.33m x 2.82m. Spacious double bedroom with double glazed Velux window to front.





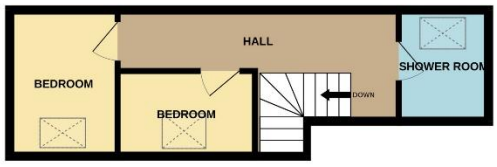
Bedroom 5: Approx. 2.42m x 3.3m. Another well portioned room with double glazed Velux window to front.

Outside: The property occupies a generous sized plot with access from Turfbeg Crescent and pedestrian access from North Loch Road. The front garden is laid to lawn bound with mature shrubs and trees. Raised patio positioned to take full advantage of the views. Side and rear gardens are laid to lawn with raised borders, mature shrubs, trees and paved pathways with gravel chipped borders. There is a single garage with basement storage below and a greenhouse.

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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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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