Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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11 Mary Countess Way, Glamis, Forfar, DD8 1RF

- Detached Bungalow in Cul de Sac
- Hallway
- Lounge
- Kitchen Dining
- Bathroom
- 3 Double Bedrooms
- En Suite Shower Room
- Oil Central Heating, Triple Glazing & Solar Panels, EPC C
- Driveway & Carport
- Established Gardens & Store

Offers over £260,000

This well presented, modern detached bungalow is situated in the historic village of Glamis which lies approximately 5 miles from Forfar where a full range of social, leisure and consumer facilities can be found, including secondary schooling, major supermarkets, Community Campus and independent retailers, shops and cafes. The village of Glamis itself has a Primary School and local shops and Post Office. Dundee, Kirriemuir and Perthshire are within comfortable driving distance and the A90 dual carriageway is only a short distance and connects to major routes north and south.

The property offers spacious and well-proportioned accommodation all at ground level and has bee well maintained by the present owner. The subjects benefit from oil fired central heating, triple glazing, modern dining sized kitchen with integrated appliances, modern bathroom & en suite, and fitted wardrobes in all bedrooms. In addition there are solar panels which enhance this already energy efficient home.

There are driveway parking and Carport to front and fully enclosed rear gardens, with patio, lawn and shrubs with external store.

This is an ideal opportunity to obtain a modern bungalow within a pleasant village location and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door. Hatch to loft space, large storage cupboard housing electricity meter, solar panels control panel and central heating boiler.

Lounge: Approx. 4.15m x 3.6m. Spacious public room having triple glazed window looking to the rear garden.







Kitchen/Dining Room: Approx. 3.6m x 5.1m. Modern fitted kitchen with two clearly defined areas. Kitchen is fitted with a range of modern floor, wall and drawer units with integral oven, microwave, fridge freezer, hob, extractor and dish washer. Free standing washer drier. One and a half sink and drainer Breakfast bar divider to the dining area which accommodates a large table and chairs and has triple glazed French doors to the rear garden. Triple glazed window, extractor fan.











Bathroom: Approx. 2.9m x 1.81m. Modern three piece suite comprising WC, wash hand basin in storage unit and bath. Chrome ladder style towel rail. Part tiled. Extractor and triple glazed frosted window.




Bedroom 1: Approx. 3.55m x 4m. Spacious double bedroom with triple glazed window to front. Mirror fronted double wardrobe.

En-Suite: Approx. 1.85m x 2m. Modern three piece suite, comprising WC, wash hand basin and shower cubicle. Part tile. Chrome ladder style towel rail, extractor fan and triple glazed frosted window to front.






Bedroom 2: Approx. 3.52m x 3m. Spacious double bedroom with triple glazed window to front. Three door mirror fronted wardrobes.




Bedroom 3: Approx. 3.42m (at widest point) x 2.6m. Another good sized double bedroom with triple glazed window to rear. Double mirror fronted wardrobes.







Outside: Paved to front and monoblock driveway and carport to side. The rear garden is fully enclosed with patio areas, laid to lawn, external store and mature shrubs and trees.

GROUND FLOOR
90.0 sq.m. approx.



TOTAL FLOOR AREA : 90.0 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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