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3 LOCHBANK ROAD, FORFAR, DD8 3JU

This exceptionally spacious and recently built (Elite Homes 2002) **DETACHED BUNGLAOW** has been finished to a high standard and is situated on an elevated site with an open, south aspect. The house benefits from full gas central heating with thermostatic controlled radiators and gas combi boiler, white upvc double glazed French doors and windows, oak internal doors and an intruder alarm system.

The generous accommodation includes a spacious south facing lounge, dining room/family room (with archway to the adjoining kitchen) and double glazed French doors to the rear south facing garden. Quality fitted kitchen with integral stainless steel appliances and dining area and an adjoining utility room. There are three double bedrooms (master bedroom with ensuite shower room) and a fully tiled and quality fitted bathroom with white three piece suite and large shower compartment.

There is a large monobloc front driveway which leads to the integral garage with remote controlled door. The remainder of the front garden is laid out with flower beds, bushes and shrubs. The south facing rear garden provides a high degree of privacy and enjoys an open aspect. Enclosed by timber fencing and laid out with large lawn, paved patio area, shrubs and bushes. There is a side garden and aluminium greenhouse.

The property is situated within minutes walk of Forfar Loch and Recreation grounds and also Forfar Academy. There is easy access into the town centre and also onto the A92 Dundee – Aberdeen dual carriageway.

Accommodation briefly comprises:-

VESTIBULE; HALL; LOUNGE; DINING ROOM/FAMILY ROOM; DINING KITCHEN; UTILITY ROOM; MASTER BEDROOM ENUITE; TWO FURTHER DOUBLE BEDROOMS; BATHROOM.

***HOME REPORT VALUATION - £235,000 ***

FIXED PRICE £222,000

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ENTRANCE VESTIBULE

A front entrance door with rose patterned double glazed unit leads in from the front garden. Ceramic tiled floor. Alarm control panel. Glazed door leads into the hall.

ENTRANCE HALL

A built in cloaks cupboard. Built in additional double cloaks/storage cupboard. Hatch to attic which is part floored and with power and light and aluminium ramsay extending ladder.

LOUNGE

15'5" x 14'9" approx. A bright and spacious lounge with large double glazed window which overlooks the south facing rear garden. Vertical blinds. Multi pane glazed door and side screen leads in from the hall. TV and telephone points. Radiator.

DINING ROOM/ FAMILY ROOM

11'5" x 14'10" approx. A part glazed oak door leads in from the hall and an archway leads into the adjoining kitchen. Presently used as a dining room but also ideally suited as a family room. Double glazed French doors with double glazed side windows open onto the rear south facing garden. Vertical blinds. Radiator.

DINING KITCHEN

12' x 11'6" approx. Fully fitted with modern maple finish wall and base units and granite effect worktops. Under wall unit concealed lighting. Splashback tiling. Integral stainless steel five burner gas hob with overhead stainless steel filter chimney hood. Integral stainless steel gas double oven and stainless steel microwave. Integral large fridge/freezer and dishwasher. Inset stainless steel one and a half bowl sink with drainer and mixer tap. Ceramic tiled floor. Recessed ceiling downlights. Space for dining table and chairs. Double glazed window overlooks the south facing rear garden. Vertical blinds. Radiator.

UTILITY ROOM

12' x 6' approx. Fitted with maple finish wall and base units and granite effect worktops. Splashback tiling. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine and space for tumble dryer. Built in storage cupboard. Ceramic tiled floor. External door to side garden. Extractor fan. Radiator.

MASTER BEDROOM

12' x 11'4" approx. A spacious double bedroom. Double glazed window overlooks the front garden. Vertical blinds.

Dressing Room – 6' x 5'6" approx. Walk in dressing room presently fitted with storage shelving. Pendant light.

Ensuite – 5'6" x 4'8" approx. Full ceramic floor and wall tiling. Full length white finish vanity unit with inset wash hand basin and toilet. Wall mirror and shaver point above. Large, fully tiled shower compartment with glazed screens, doors and thermostat shower. Recess shelving with radiator below. Recessed ceiling downlights. Opaque double glazed window. Roller blinds. Extractor fan.

DOUBLE BEDROOM

12' x 10'4" approx. A large double glazed bay window which overlooks the front garden. Vertical blinds. Built in full length wardrobes. Radiator.

DOUBLE BEDROOM

11'10" x 9'4" approx. Double glazed window overlooks the side garden. Vertical blinds. Built in full length wardrobes. Radiator.

BATHROOM

7' x 6'7" approx. A quality bathroom with white three piece suite and separate built in shower compartment. Full ceramic floor and wall tiling. White finish vanity unit with inset wash hand basin and toilet. Shaver point. White bath. Large, fully tiled shower compartment with glazed doors and thermostat shower. Recess downlights. Opaque double glazed window. Roller blind. Towel radiator.

INTEGRAL GARAGE

Large monobloc driveway leads to the integral garage. Electric remote controlled door. Power and light. Water tap. Attic storage area above. Courtesy door leads to the side garden path and the utility room. Radiator.

GARDENS

The **front garden** has a large monobloc driveway with parking for several cars. Raised flower bed area with shrubs, bushes and lawn. Paved paths. Outside light. The east **side garden** is laid out with large paved paths and access to both the rear garage door and the house utility side door. Raised flower beds with shrubs and bushes. Outside security light. The west garden is enclosed by a timber fence and gate. Paved area. Aluminium greenhouse. The **south facing rear garden** enjoys a high degree of privacy and with an open aspect over and beyond Forfar. Enclosed with timber fencing and laid out with large lawn, shrubs and bushes. Paved patio area. Rotary clothes dryer. Outside light.

PRICE

Fixed £222,000

EXTRAS

Included are all fitted carpets, blinds, light fittings and integral kitchen appliances.

ENTRY

By arrangement.

VIEWING

Telephone Michael A. Brown, Solicitors on 01382 204242.

LOCATION

On Castle Street/Brechin Road turn into Lochside Road and continue onto North Loch Road. Turn right into Turf Begg Road. Turn left into Lochbank Road. The house is the third on the left.









MAB/FW/S303

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted.