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49 Prior Road

FORFAR, ANGUS, DD8 3DR



LOCATION IMAGES: FORFAR LOCH, FORFAR TOWN CENTRE, GLAMIS CASTLE & BALGAVIES LOCH



49 Prior Road



Situated within easy reach of Forfar’s town centre, this semi-detached bungalow is set in an idyllic, peaceful, semi-rural location and offers secluded privacy while still being within commuting distance of the cities of Perth and Dundee. The property is, therefore, close enough for a variety of workplaces but also rurally located for those who wish to get away from city life. The area is renowned for its country walks, and the tranquil and calm sounds of the countryside at this property just have to be heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.



Part Exchange available. We are delighted to offer onto the open market this impressive three bedroomed, semi-detached bungalow positioned in an elevated position away from the main road with a beautifully presented front garden well stocked with flowers and shrubs on separate tiers and pathway leading to the front and side doors.

The property is usually entered through the porch to the rear which is UPVC double glazed and then leads into the refitted kitchen. The kitchen enjoys a range of glossy eye and base level units with wooden work surfaces, stainless steel sink unit with mixer tap and drainer. Built-in cooker with four ring hob above and extractor hood over. Under counter space for washing machine and space for upright fridge freezer. The dining room then leads from here and works well with its proximity from the kitchen. The living room is open plan to the dining area with a front aspect and fireplace. There are three bedrooms, two doubles in size and one single, with the master enjoying a comprehensive range of fitted wardrobes. The family bathroom is a modern three-piece suite, recently refitted by the current owner.



A floored large loft area accessed via a drop-down ladder. The loft is then sectioned off in three different areas and with the right regulations and access could add two bedrooms and a bathroom making this a very generous sized family home.

Parking is available to the front on the street.



Approximate Dimensions
(Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 8.10m (26'7") x 4.60m (15'1") |
| Kitchen | 3.50m (11'6") x 2.30m (7'6") |
| Utility | 2.40m (7'10") x 1.40m (4'7") |
| Bedroom 1 | 4.90m (16'1") x 3.80m (12'6") |
| Bedroom 2 | 4.70m (15'5") x 2.50m (8'2") |
| Bedroom 3 | 2.90m (9'6") x 2.40m (7'10") |
| Shower Room | 2.70m (8'10") x 1.40m (4'7") |
| Attic Room 1 | 4.40m (14'5") x 3.10m (10'2") |
| Attic Room 2 | 3.80m (12'6") x 3.10m (10'2") |
| Attic Room 3 | 3.10m (10'2") x 1.80m (5'11") |

Gross internal floor area (m²): 103m²
EPC Rating: E

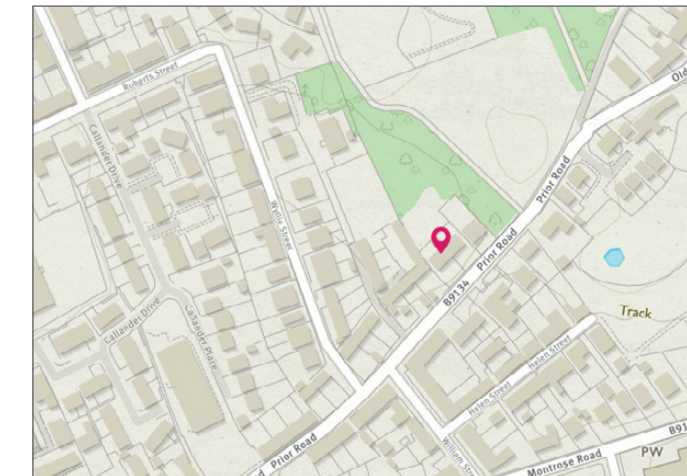


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Part
Exchange
Available

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