



FORFAR

Angus, DD8 3DR

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.

LOCATION IMAGES
FORFAR LIFESTYLE



51 PRIOR ROAD

Forfar

McEwan Fraser Legal is delighted to present this 3 double bedroom semi-detached bungalow situated on the outskirts of Forfar. The bungalow showcases excellent views of the local countryside, due to its elevated position. Inside, the property comprises of:

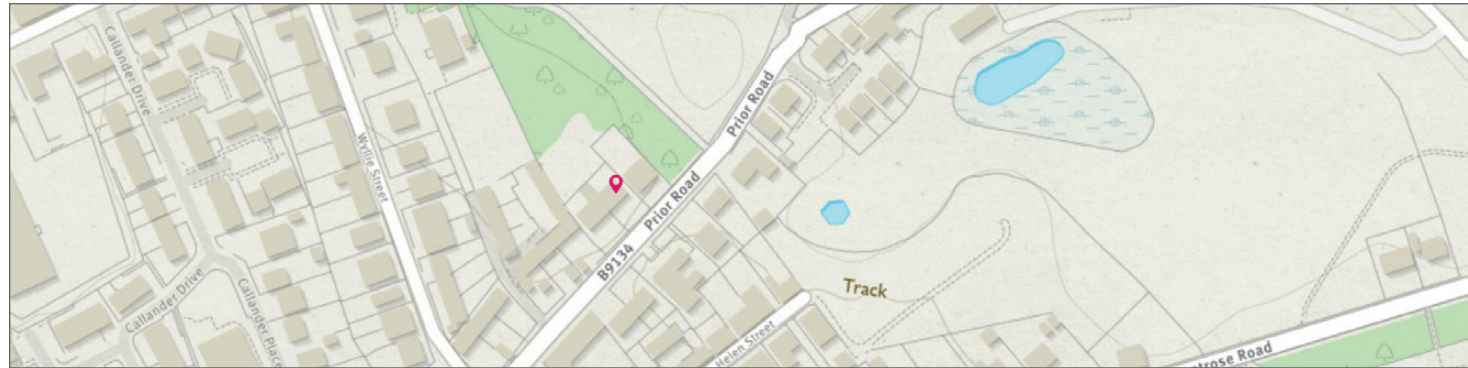
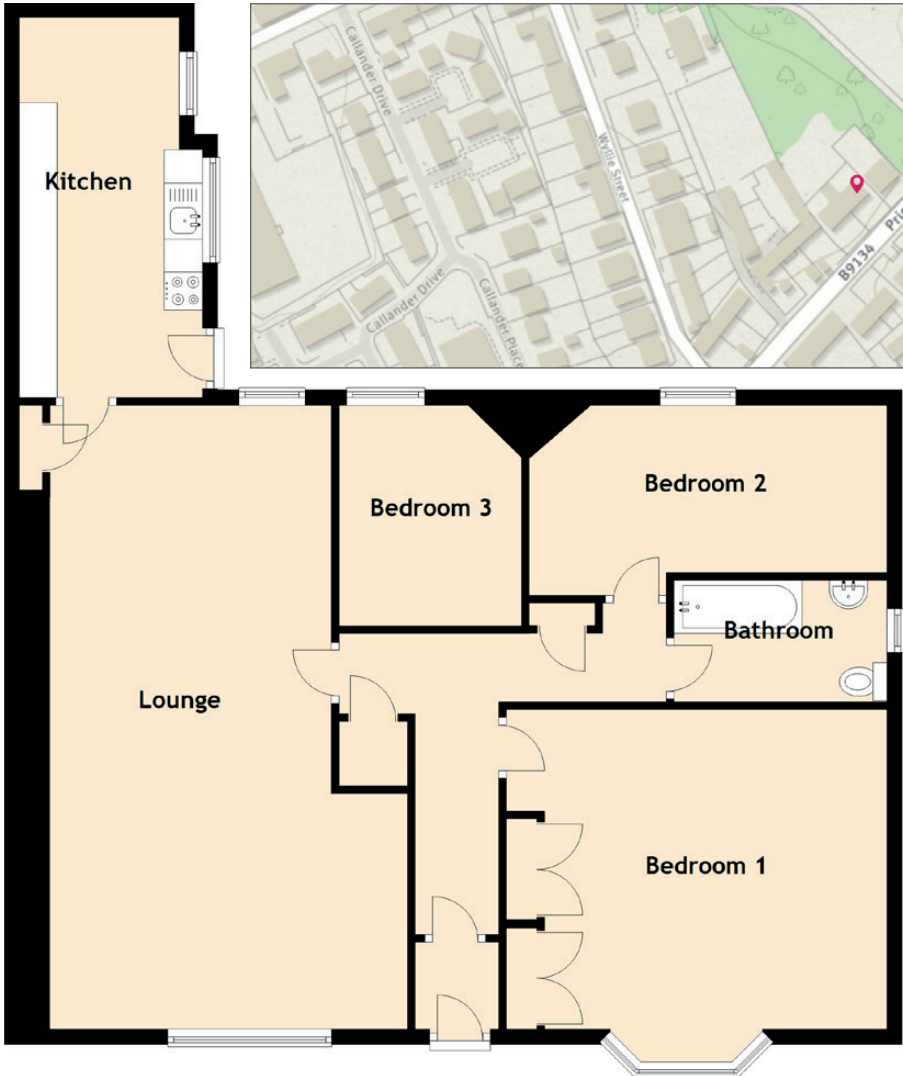
- The kitchen requires modernisation and could be knocked through to the storeroom next door
- Spacious living area with some old features like floorboards, ceiling roses and coving
- 3 good sized bedrooms, the master has an abundance of storage
- Modern three-piece bathroom suite
- Utility area, detached garage and a large loft area which can be converted into more living space

In addition to this, the property includes a detached garage with power, tiered garden to the front and enclosed garden to the rear backing onto the woodland area. This is a rare opportunity to acquire a bungalow in a fantastic location with ample potential.

KITCHEN
& LOUNGE



BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	8.20m (26'11") x 4.70m (15'5")
Kitchen	5.00m (16'5") x 2.40m (7'11")
Bedroom 1	5.00m (16'5") 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")
Bathroom	2.80m (9'2") x 1.60m (5'3")

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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer