



*HEART OF THE VILLAGE, AND
COMMUNITY, LOCATION FOR THIS HOME*



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Part Exchange may be available, call us to ask how we can help you move into this stunning home. This stunning home offers five bedrooms and is located in the heart of the community of the village offering a superb opportunity to acquire a home of distinction.

Elegantly proportioned, the first thing that will seduce you about this home is the view. There are bedrooms and toilets and showers on the ground floor and the upper floor. There are public rooms on each level also, and a balcony! The gardens are exquisite and the views far-reaching. With a boot room, a utility room, garages, and a gated drive...there is not much else one could ask for. Fabulous-sized family home in a superb village location.



The Lounge





Kitchen/Diner







Bedroom 4





Bedroom 5









Sitting Room







Master Bedroom







Bedroom 2





Bedroom 3





The Bathroom





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.20m (23'8") x 4.20m (13'9")	En-suite	2.90m (9'6") x 1.11m (3'8")
Lounge	5.20m (17'1") x 4.90m (16'1")	Bathroom	2.70m (8'10") x 1.90m (6'3")
Sitting Room	5.21m (17'1") x 4.10m (13'5")	Boot Room	2.90m (9'6") x 2.00m (6'7")
Master Bedroom	5.40m (17'9") x 4.20m (13'9")	Utility	2.20m (7'3") x 2.00m (6'7")
Master En-suite	4.20m (13'9") x 2.10m (6'11")	WC	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	4.20m (13'9") x 2.91m (9'6")	Garden Room	7.20m (23'8") x 3.00m (9'10")
Bedroom 3	4.20m (13'9") x 3.00m (9'10")		
Bedroom 4	4.90m (16'1") x 4.20m (13'9")	Gross internal floor area (m ²): 212m ²	
Bedroom 5	3.00m (9'10") x 2.90m (9'6")	EPC Rating: C	

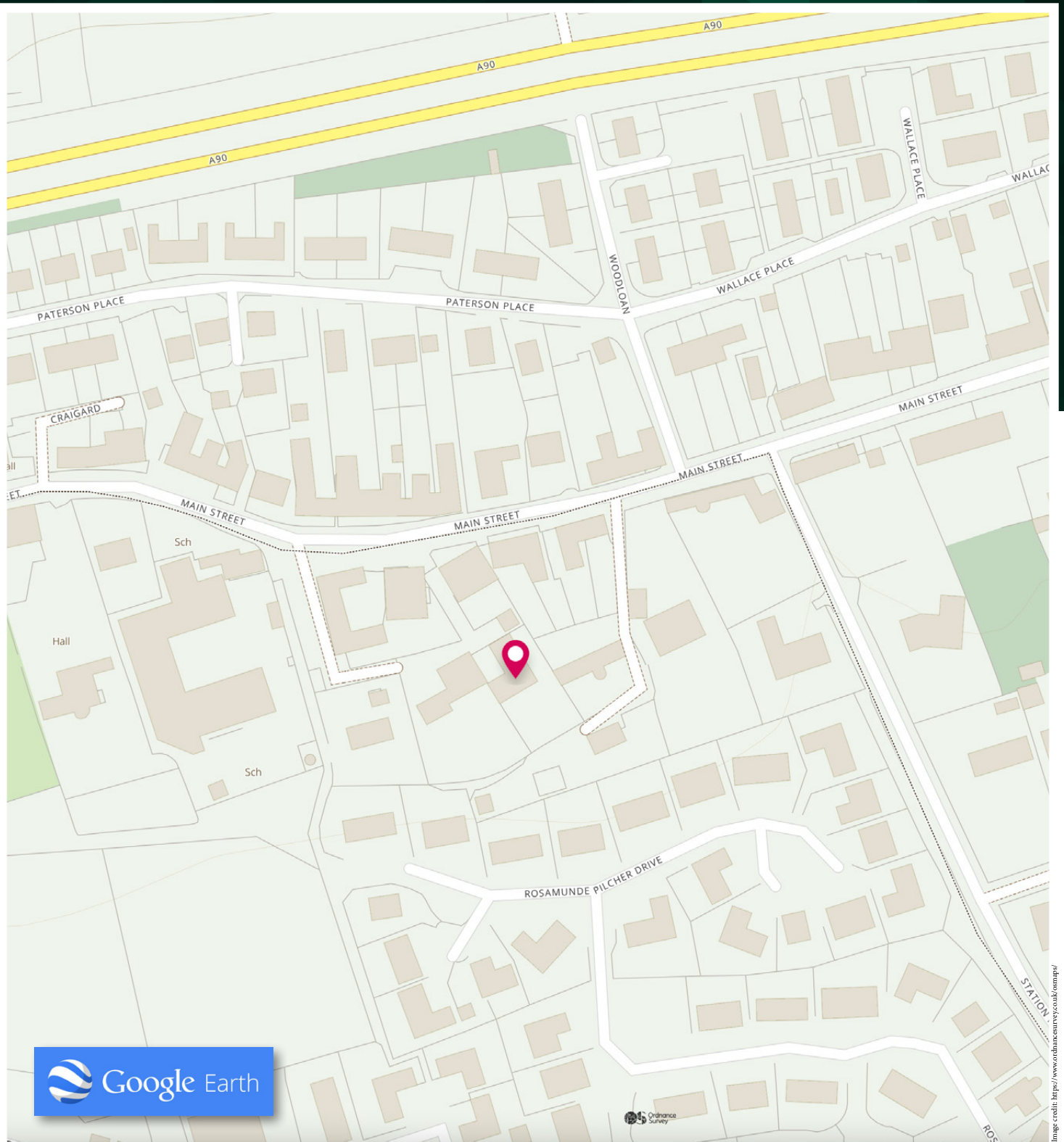






Positioned in the heart of the village of Longforgan. This home is well placed for easy access to the A90 between Dundee and Perth making this a useful base for the commuter. Longforgan has good schooling with one being recently extended. The village community has been raising money for the new hall. Each year there is a Scarecrow trail and a gala day provides fun for the family and the local community. There are amenities such as the Post Office, Village Shop, Bowling and other local facilities, are available with larger facilities being within easy reach by road in Dundee. Local bus services pass through the village providing connections to both Dundee and Perth and the main A90 gives access to Dundee and Perth.

Longforgan is situated to the north of the Firth of Tay and bounded by the Sidlaw Hills. Modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Situated within proximity of Ninewells Hospital this would make an attractive re-location option. Dundee has two world-class universities, some excellent schools and a leading further education college, plus a superb range of leisure facilities to cater for all the family. Situated to the West of Dundee, there is easy access to the A90, providing commuting links to Perth and Dundee. In addition, the property is ideally located for access to many local amenities including the Primary School, train station and grocery store.



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Exchange
Available



THE SUNDAY TIMES
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