

32 Lentlands Road

FORFAR, ANGUS, DD8 1JW



*BEAUTIFULLY PRESENTED THREE BEDROOM HOME
WITH THE ADDED BONUS OF A FABULOUS LOFT SPACE*



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McEwan Fraser Legal is delighted to present this beautifully modernised three-bedroom, mid-terraced home offers spacious and comfortable living, ready for you to move in and enjoy. The ground floor features a welcoming entrance vestibule leading to a bright hall. The lounge faces the front and offers stylish flooring and decor in tones of grey. There is a well-appointed kitchen, and a stylish bathroom. The rear vestibule provides additional convenience, while the first floor hosts three generously sized bedrooms. The loft space has been thoughtfully arranged for hobbies, study, or additional storage, making it a versatile bonus area perfect for activities like setting up a model train set, hobby room or simply excellent additional storage.

Outside, the rear garden is designed for low maintenance and features a charming summer house, perfect for relaxing or entertaining. Parking is conveniently available at the front of the house, and a side close provides access to bins and additional outdoor space. This home has been finished to a high standard, offering modern, comfortable living in a desirable location.

The Property









Bedroom 1





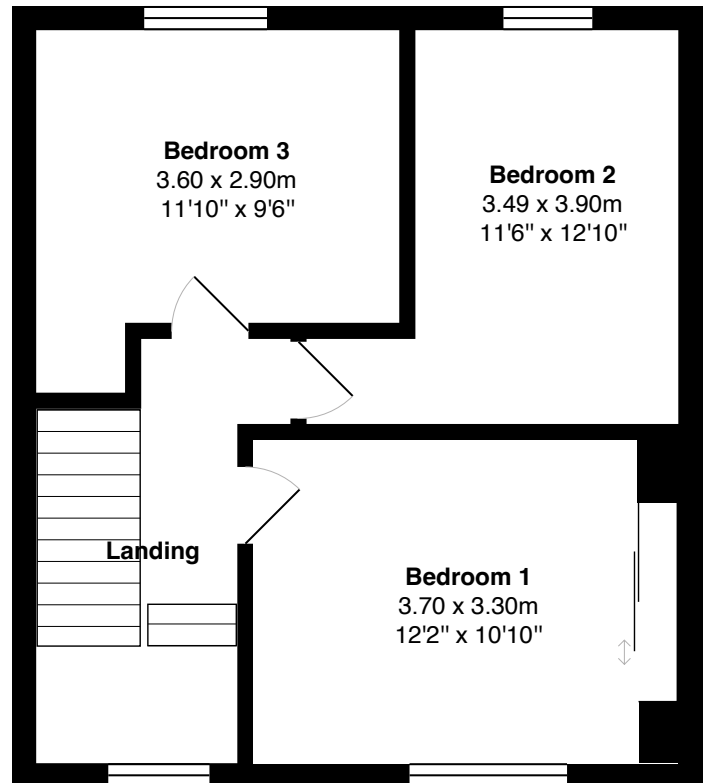
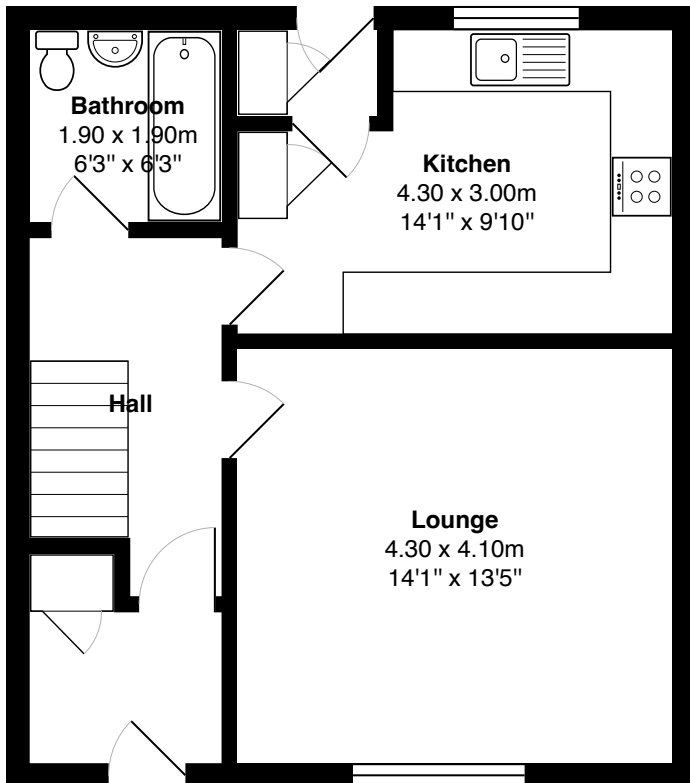
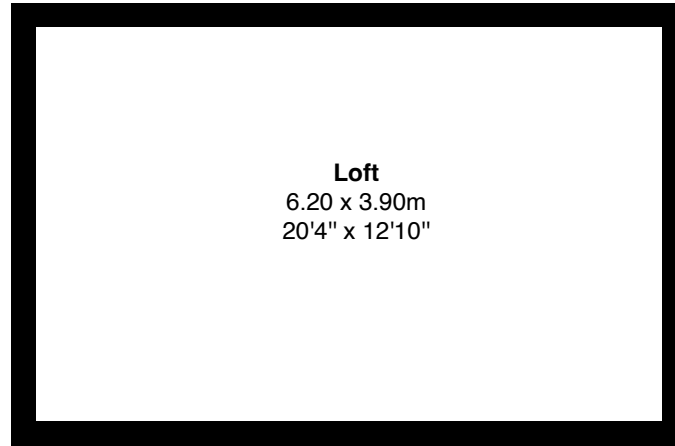
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 94m²

EPC Rating: C





Located in the vibrant market town of Forfar, this home offers a perfect blend of rural charm and modern convenience. Forfar is renowned for its rich history, beautiful surrounding countryside, making it an ideal place for families, couples, or anyone looking for a peaceful yet connected lifestyle. The town boasts excellent local amenities, including shops, cafes, restaurants, and leisure facilities, along with well-regarded schools and healthcare services.



With its easy access to the nearby A90, Forfar is well connected to Dundee and Aberdeen, making it a convenient base for commuters. Outdoor enthusiasts will appreciate the close proximity to the stunning Angus Glens, perfect for walking, cycling, and exploring Scotland's natural beauty. Living in Forfar offers the opportunity to enjoy the tranquillity of rural living while still having all the essentials on your doorstep.



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