

# 6 Kingston Road

FORFAR, DD8 2RS



*A wonderful detached bungalow with two bay windows and offering flexible living space*



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McEwan Fraser Legal is delighted to introduce to the market this wonderfully situated home of merit to its current owners. Internally, the house unravels to reveal a capacious living space with a natural flow.

# THE LOUNGE



The lounge holds a handsome fireplace as a focal point, from here, you have access to the sun lounge, a bright public room you will want to spend a lot of your time watching the birds and wildlife.



# THE SUN ROOM





# THE KITCHEN & UTILITY



The kitchen is modern and bright with ample floor and wall units topped with contrasting work surfaces. A door folds to reveal a utility area.







There are three bedrooms, one has a large bay window and is currently utilised as a family room or dining room. One of the bedrooms has a range of fitted furniture. The shower room is modern and recently installed.

# THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3/DINING ROOM





Externally, the well-kept grounds include lawns, mature trees and shrubs. There is parking on the large driveway that affords access to the garage.

# EXTERNALS

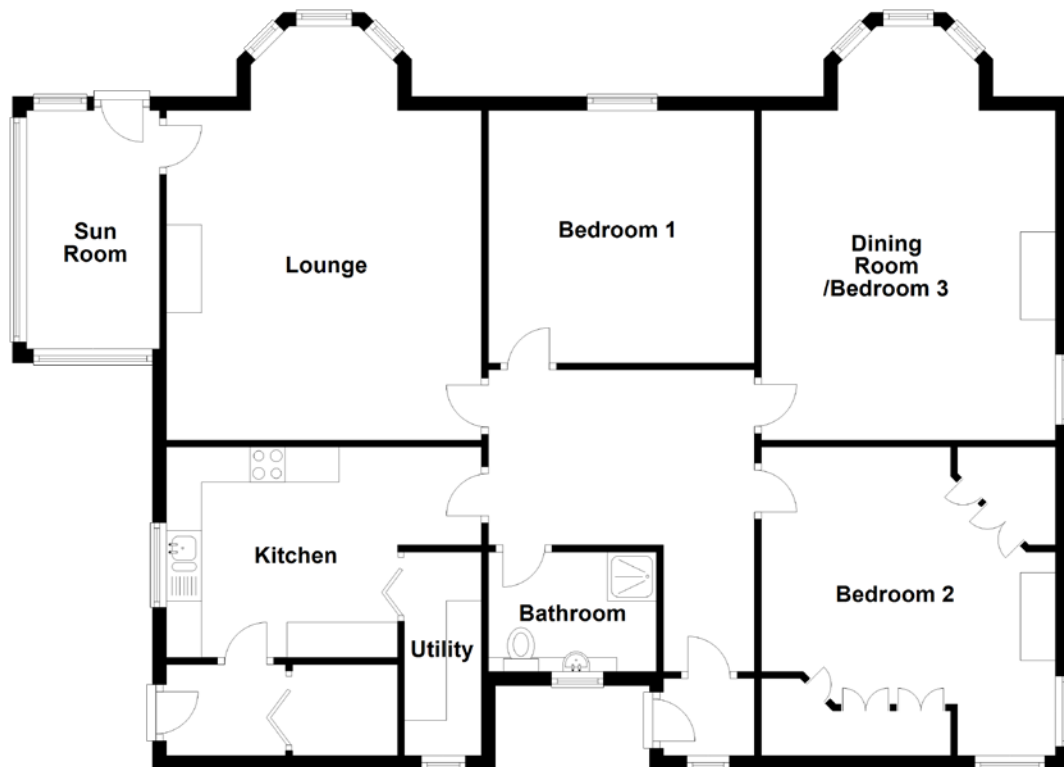








# FLOOR PLAN, DIMENSIONS & MAP

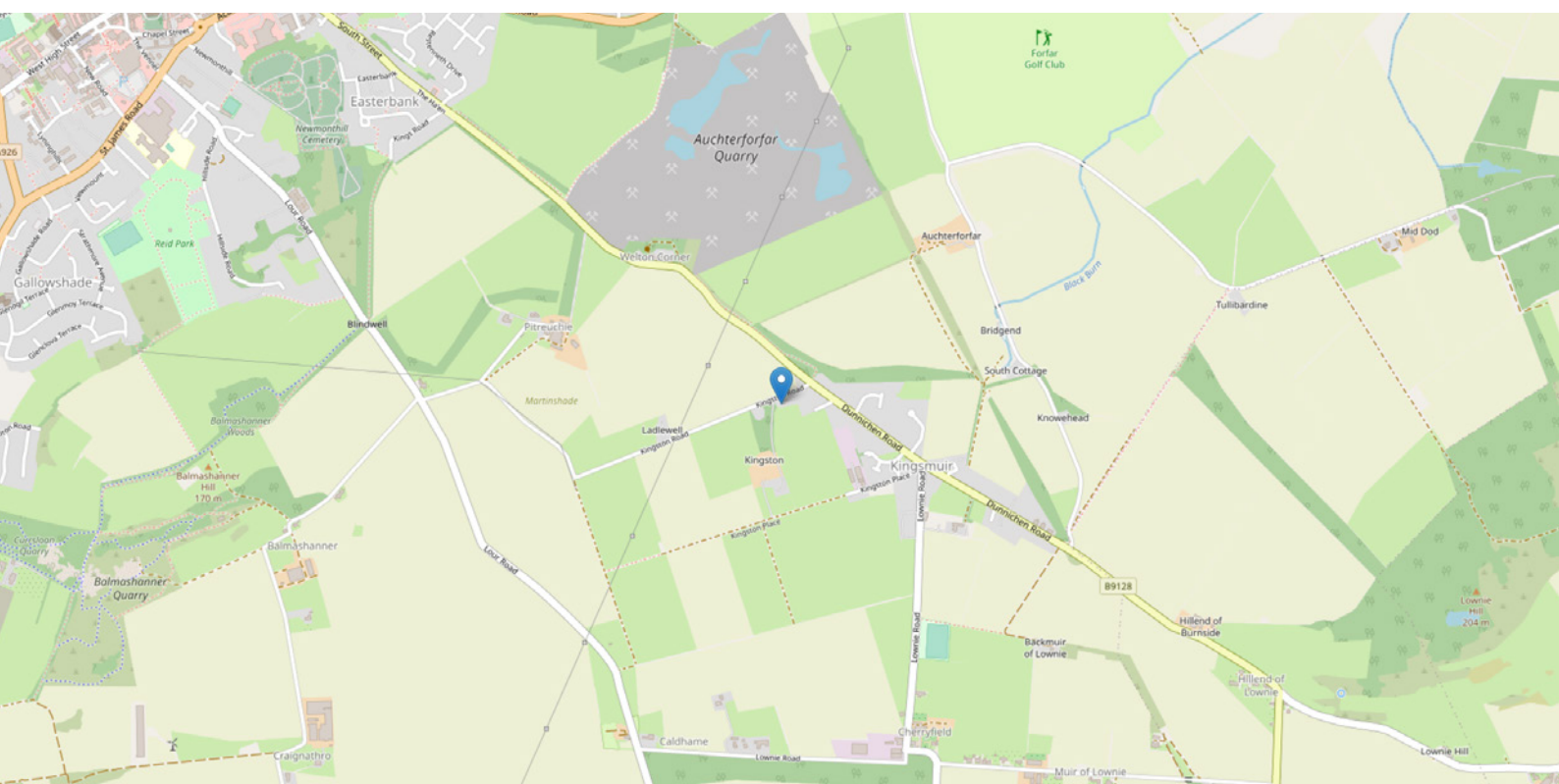


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.90m (19'4") x 4.50m (14'9")
Sun Room	3.40m (11'2") x 1.90m (6'3")
Kitchen	4.50m (14'9") x 3.00m (9'10")
Utility	3.30m (10'10") x 1.10m (3'7")

Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	4.40m (14'5") x 4.20m (13'9")
Bedroom 3/Dining Room	5.90m (19'4") x 4.20m (13'9")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

Near the rolling hills and picturesque coastline of Angus, just four minutes drive from the heart of Forfar, and 15 minutes from Dundee and Arbroath, lies the desirable hamlet of Kingsmuir. The county town of Forfar lies at the heart of Angus.







A favourite royal residence in the 12th and 13th centuries, and an important religious centre, the story of Forfar is captured in one of the most imaginative museums in Scotland, The Meffan. Because of Forfar's fertile location, agriculture is an important factor in the local economy and farmers gather in the town on a weekly basis for the cattle mart and on a monthly basis for the Angus Farmers' Market. Situated only a few minutes' walk from the centre of the historic town, Forfar Loch Country Park with its woodland, loch and grassland habitats is a haven for visitors and wildlife throughout the year. For any enthusiastic fisherman, you have one of Scotland's famous and well-stocked rivers, the South Esk, one of Scotland's finest sea trout rivers during the summer months. With appropriate weather conditions, salmon runs are good in the spring and excellent in the autumn. The river is some forty-nine miles long with excellent fishing from Glen Clova down to the Montrose Basin where it enters the sea.



**McEwan Fraser Legal**

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