




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

1 St. Margarets Place

FORFAR, DD8 3HH



LOUNGE



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



1 ST. MARGARETS PLACE FORFAR, DUNDEE

AN END-TERRACE THREE BEDROOM PROPERTY, CLOSE TO LOCAL AMENITIES

Situated within easy reach of the town of Forfar, this detached bungalow is set in an idyllic, peaceful, semi-rural location and offers secluded privacy whilst still being within commuting distance of the cities of Perth and Dundee.

The property is therefore close enough for a variety of

This is a rare opportunity to purchase an end-terraced property in a quiet residential cul-de-sac with beautiful views over to Lunanhead. The property is walking distance to Whitehills Primary School and Whitehills Hospital. All local services and amenities are within convenient walking distance.

The accommodation comprises of a front vestibule, the bright and spacious lounge which could also function as the dining area. The large kitchen is in need of modernisation to serve as a large family dining space. There is a rear vestibule which leads

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.

out to the rear garden.

Upstairs there are three double bedrooms, two of which benefit from built-in wardrobes. Finally, the property is completed by a family shower room which has a toilet, basin and shower.

Externally the property is on a large corner plot with a front and side are of garden which are laid to lawn with beautifully kept borders. The rear garden is mainly laid to lawn, while also featuring a paved patio area.



SHOWER ROOM



BEDROOM VIEW



GARDEN

SPECIFICATIONS

LAYOUT/DIMENSIONS/LOCATION

Approximate Dimensions (Taken from the widest point)

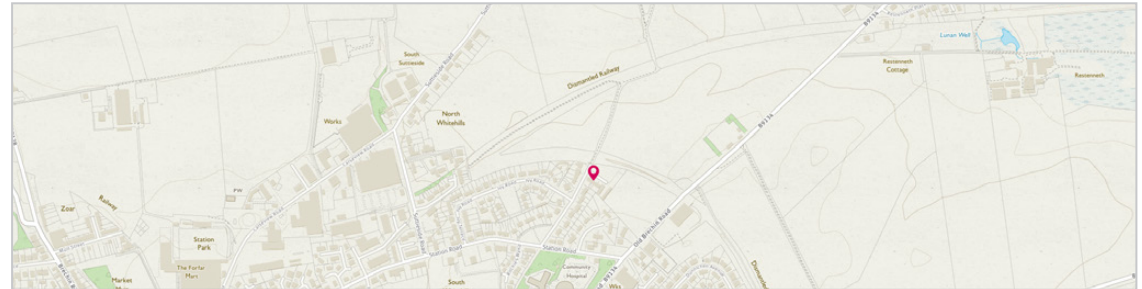
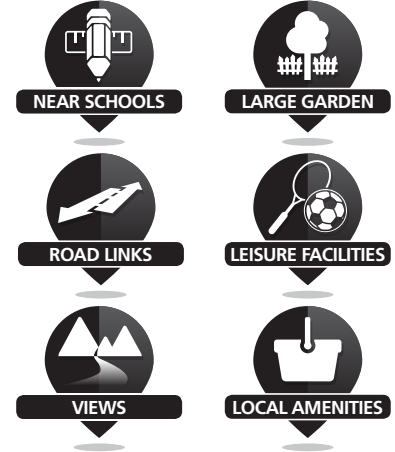
Lounge	5.50m (18'1") x 3.90m (12'10")
Kitchen	5.50m (18'1") x 3.00m (9'10")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Shower Room	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²)

94m²

EPC Rating

E



Part
Exchange
Available



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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.