

17 Maviscroft

FORFAR, DD8 1HF



*Attractive and beautifully maintained Bungalow
with three bedrooms and a large drive*



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Part exchange is available on this desirable three-bedroom bungalow in a quiet residential area of Forfar. This spacious home has been well maintained and offers spacious accommodation with a large drive for off-street parking.

THE LOUNGE



The well-tended gardens to the rear are enclosed and a ramp to the back door offers easy access for pushchairs and wheelchairs. Storage is plentiful and all three bedrooms have built-in wardrobes. The kitchen is large enough for a dining table. Overall, this home will appeal to a number of different types of buyers and viewing is highly recommended.

THE KITCHEN



BEDROOM 1



BEDROOM 2



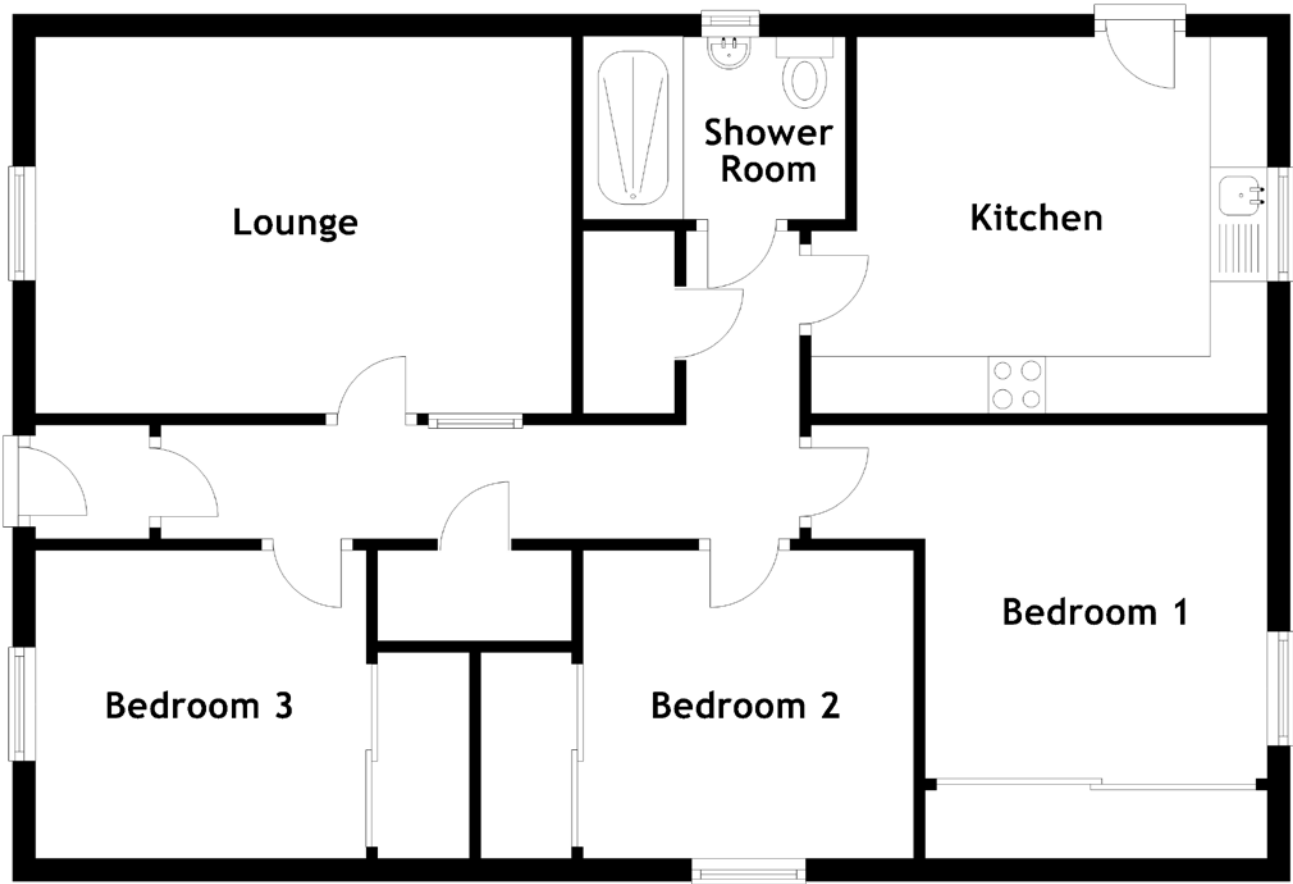
BEDROOM & THE SHOWER ROOM



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

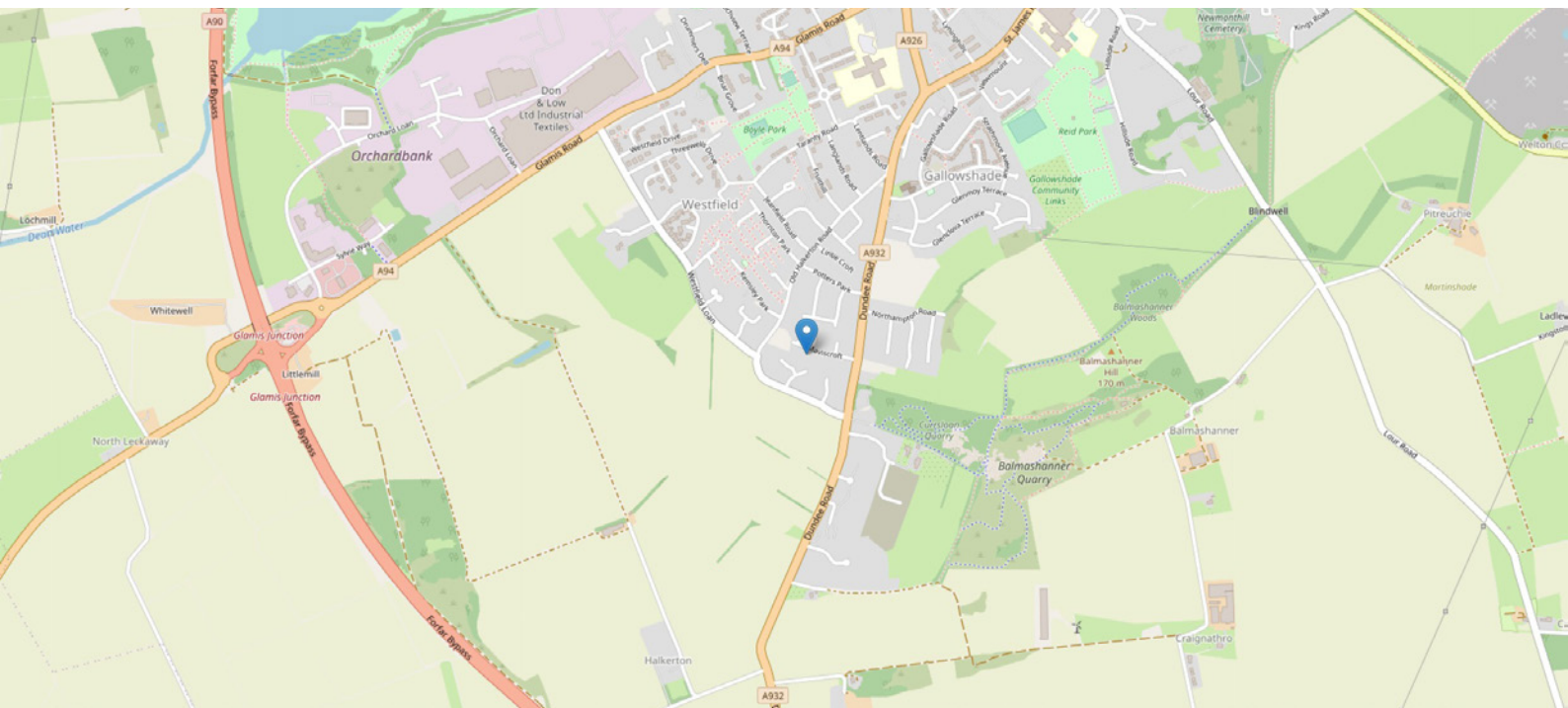


Approximate Dimensions (Taken from the widest point)

Lounge 4.70m (15'5") x 3.30m (10'10")
 Shower Room 2.30m (7'7") x 1.60m (5'3")
 Kitchen 4.00m (13'1") x 3.30m (10'10")

Bedroom 1 4.00m (13'1") x 3.10m (10'2")
 Bedroom 2 2.90m (9'6") x 2.70m (8'10")
 Bedroom 3 2.90m (9'6") x 2.70m (8'10")

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

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, river Esk nearby. The South Esk is 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.



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Part
Exchange
Available



Text and description
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Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer

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