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69 Westfield Loan

FORFAR, ANGUS, DD8 1JN

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 close enough for a variety of workplaces but also rurally located for those who wish to get away from city life.

The area is renowned for its country walks and nearby golf facilities as well as other fitness sports including tennis, fishing, swimming, gliding, cricket, and rugby.

The area provides excellent services from the A90 dual carriageway linking Dundee and with Aberdeen also within easy access.

Forfar
DD8 1JN



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Westfield Loan is set within an area of great beauty and countryside setting, offering exceptionally generous accommodation across one level. The house is fully double glazed, gas central heating and also benefits from roof-mounted solar panels.

On entering the property, you are greeted with a spacious vestibule with large cupboard, the glazed entrance doors allow an abundance of light through the main hall, which also benefits from a sun-tunnel providing additional natural light.

From the hall, you are lead into the well-proportioned and tastefully decorated lounge which provides ample free-flowing space for a range of furniture styles and brightly lit by a large window overlooking the surroundings with feature gas fireplace and marble effect surround

The large master bedroom benefits from triple fitted mirrored wardrobes and a three-piece bath en-suite with a built-in vanity.

The second double bedroom also benefits from two double built-in wardrobes and integrated drawers with a view to the rear garden.

The main shower room is spacious and well appointed. Partially tiled, and has WC, wash hand basin and shower enclosure.

The heart of the home is the open plan kitchen/diner, which is well equipped with a full range of modern fitted wall and base mounted units. There are also a number of integrated appliances including

combination convection oven and microwave, dishwasher. and plate warmer. NEFF hob, Hotpoint extractor hood and also benefits from a Garburator. The dining area provides a further versatile seating area with ample space for freestanding dining furniture and a picturesque window overlooking the side garden with mature shrubs.

Off the kitchen you have a separate utility room where there are traditional wall and floor fitted units with tiled splash back, stainless steel sink, plumbing for the BEKO washing machine and BEKO Dryer, wall mounted boiler and door to access the rear garden.

Externally, the property occupies a generous corner plot, the front garden benefits from well-stocked raised flowerbeds, mono-blocking paths and decorative stone chip for easy maintenance. To the rear, there is a spacious two-tier garden incorporating a patio area as well as having the foundations in place for a shed or greenhouse for those who love to garden.

There is a large driveway with parking for up to two cars and a detached double garage with up and over doors, power, and light.

This property makes a perfect home for a growing family or those looking to downsize with "single level" living in mind.

Viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.





En-suite

Specifications

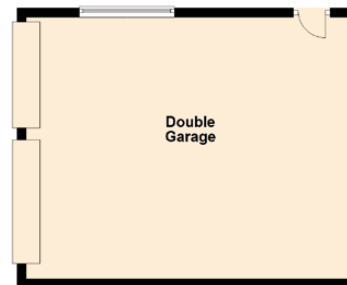
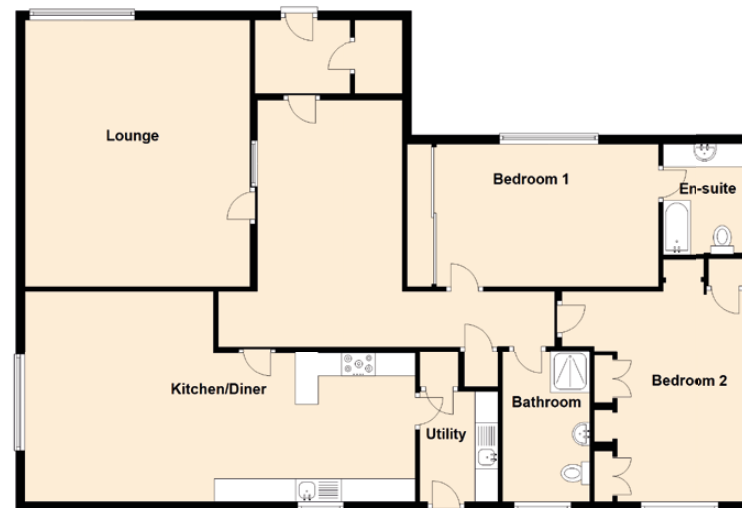
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Double Garage	7.10m (23'4") x 5.70m (18'8")
Lounge	5.80m (19') x 4.90m (16'1")
Kitchen/Diner	8.40m (27'7") x 4.60m (15'1")
Utility	2.40m (7'10") x 1.70m (5'7")
Bathroom	3.30m (10'10") x 1.90m (6'3")
En-suite	2.41m (7'11") x 1.80m (5'11")
Bedroom 1	5.10m (16'9") x 3.10m (10'2")
Bedroom 2	4.60m (15'1") x 3.30m (10'10")

GROSS INTERNAL FLOOR AREA (m²) 135

EPC RATING C

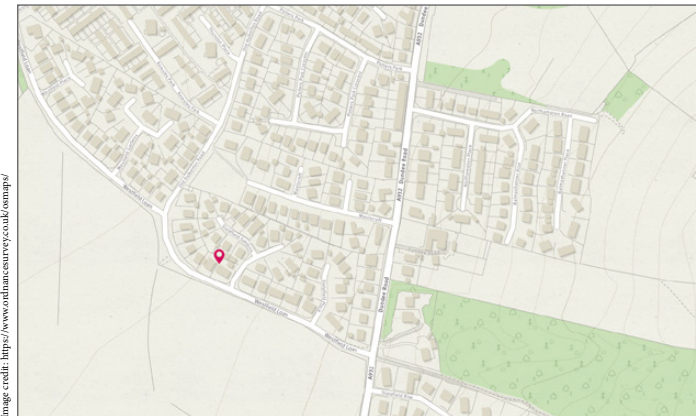
EXTRAS (Included in the sale) All fitted carpets, floor coverings, blinds, curtains, and integrated appliances. The American Style fridge freezer, washer, and dryer may be available by separate negotiation.



Bedrooms



Image credit: <https://www.outlandsurvey.co.uk/comps/>





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