



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**5 Slatefield Place**

FORFAR, ANGUS, DD8 1PB

# FORFAR

ANGUS, DD8 1PB

Situated within the town of Forfar, this large family home is situated close to the local high street, whilst still being within commuting distance of the cities of Perth, Dundee and Aberdeen.

The property is close enough to a variety of workplaces. 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.

“

RENOWNED FOR ITS COUNTRY WALKS AND THE TRANQUIL AND CALM SOUNDS OF THE COUNTRYSIDE

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## 5 SLATEFIELD PLACE FORFAR, ANGUS, DD8 1PB

We're delighted to offer onto the open market this spacious detached family home situated at the end of a quiet cul-de-sac, enjoying a large plot with spacious driveway providing ample parking. You approach the property from the front and walk into the entrance hall with doors to all ground floor rooms, staircase to the first floor and two storage cupboards. The living room is positioned on the left and enjoys a front aspect through double glazed windows which run through the property.

The dining room is positioned behind the living room and is accessed from both the living room and the kitchen. It is a generous size with side aspect double glazed window. The kitchen/breakfast room has been modernised by the current owners and offers a comprehensive range of eye and base level cupboards with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted appliances include a range style cooker and dishwasher with further space for a free-standing American Fridge/Freezer. The kitchen also enjoys an island with additional preparation space and cupboards underneath. The kitchen has a rear aspect overlooking the garden grounds and has under-unit lighting and floor lighting too.

Next door is the utility room with door to rear garden, sink unit with laminated work surface, under counter space for a washing machine and fridge or freezer. Moving through the

ground floor you find the master bedroom with front aspect views, built in wardrobe and access to a 'Jack and Jill' en-suite three-piece shower room suite which has a door to the hallway too. Completing the ground floor accommodation is the family room with patio doors leading out to the rear garden.

Upstairs you have three double bedrooms, all with fitted wardrobes and a modern four-piece bathroom suite.

To the front outside is an area of lawned grass with driveway leading to a detached double width garage with up and over door, light and power. To the rear is a large lawned garden enjoying a corner plot with patio and enclosed by mature hedging.





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COMPLETING THE GROUND FLOOR ACCOMMODATION IS THE FAMILY ROOM WITH PATIO DOORS LEADING OUT TO THE REAR GARDEN

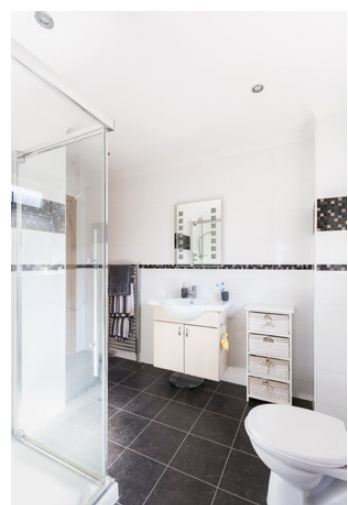
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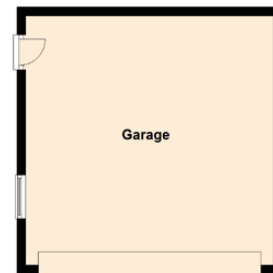
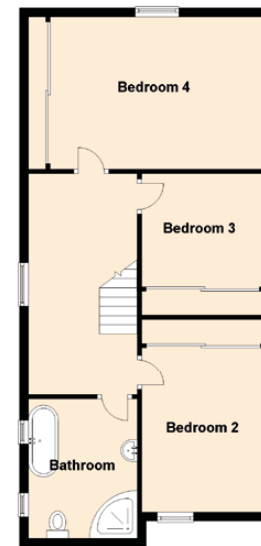
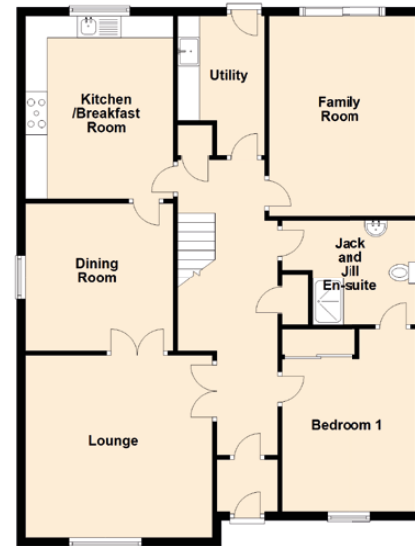


“ UPSTAIRS YOU HAVE THREE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES ”





# SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'9")
Dining Room	3.40m (11'2") x 3.40m (11'2")
Kitchen/Breakfast Room	4.20m (13'9") x 3.40m (11'2")
Utility	3.20m (10'6") x 2.00m (6'7")
Family Room	4.60m (15'1") x 3.40m (11'2")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Jack and Jill En-suite	3.10m (10'2") x 2.40m (7'10")
Bathroom	3.20m (10'6") x 2.50m (8'2")
Bedroom 2	3.80m (12'5") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")
Bedroom 4	4.90m (16'1") x 3.50m (11'6")
Garage	5.70m (18'9") x 5.70m (18'8")

Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Fitted appliances, light fittings, floor coverings and blinds are included in the sale of the property.

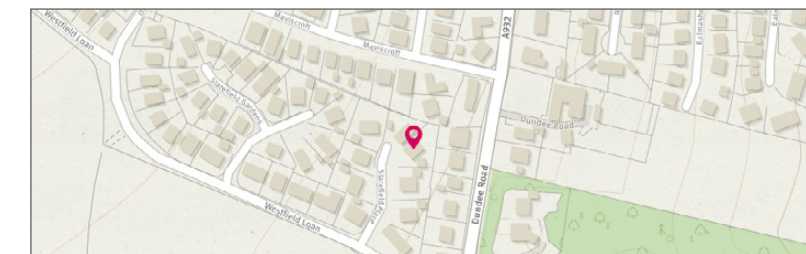


Image credit: <https://www.dumaine.co.uk/maps/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAMES KEET**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

