



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**55 Viewmount**

FORFAR, ANGUS, DD8 1LJ

# FORFAR

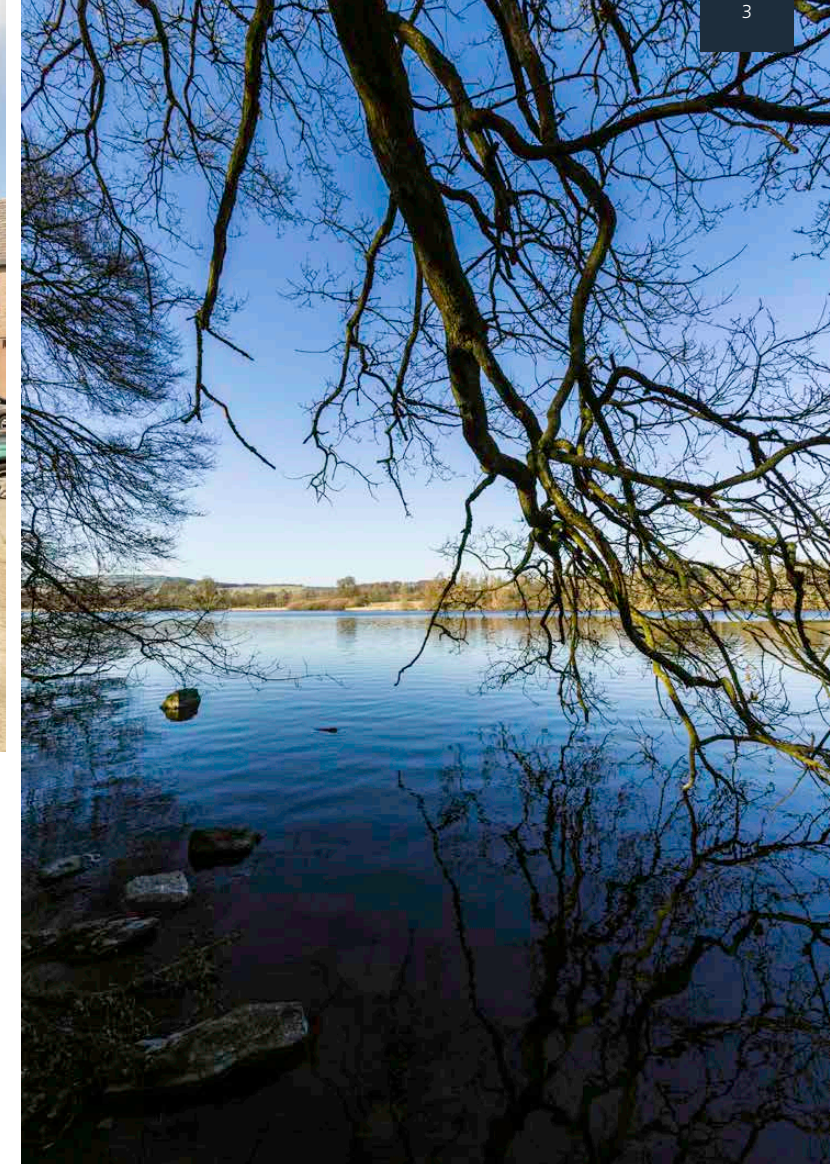
ANGUS, DD8 1LJ

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 every week for the cattle mart and every month for the Angus Farmers' Market.

To the north-east of Forfar, Aberlemno is an agricultural-based community whose church-yard contains some of the finest Pictish sculptured stones in Angus. 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's, 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.



# 55 VIEWMOUNT

FORFAR, ANGUS, DD8 1LJ

McEwan Fraser Legal is delighted to present this three bedroom Bungalow in an elevated position in the heart of Forfar.

The property is in walk-in condition, immaculate and a credit to the current owners. The Bungalow showcases excellent views of the countryside to the hills. Inside, the property comprises of:

- Fully equipped kitchen; with a good stock of floor and wall units along with ample room for a table and chairs if required.
- Spacious living area with a picture window framing the view and a door to the patio.
- Three bedrooms, with the master bedroom benefiting from an en-suite shower room and a good range of built-in wardrobe storage.
- The family bathroom with corner bath and separate shower enclosure.

In addition to this, the property includes parking, garden and garage all enclosed within a neat wall and fence. This is a rare opportunity to acquire an immaculate Bungalow in a fantastic location.



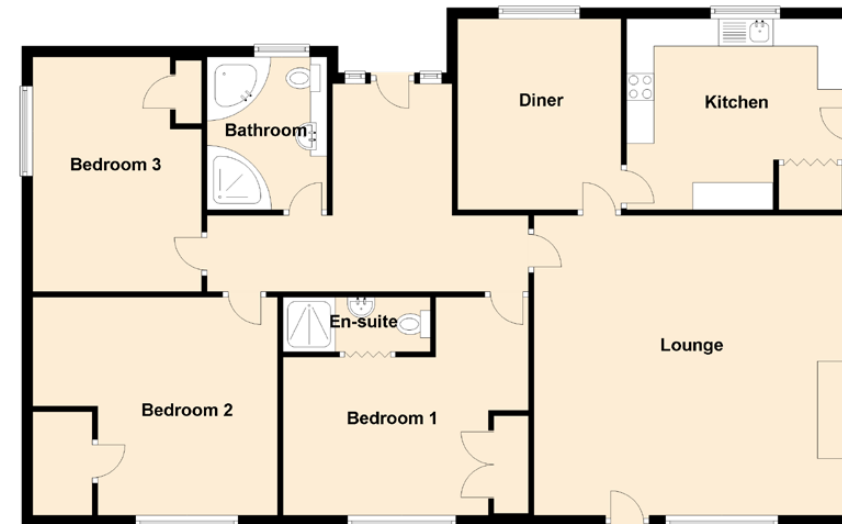
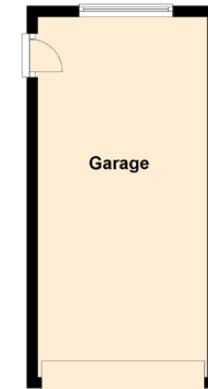
... THE BUNGALOW SHOWCASES  
EXCELLENT VIEWS OF THE  
COUNTRYSIDE TO THE HILLS ...





# SPECIFICATIONS

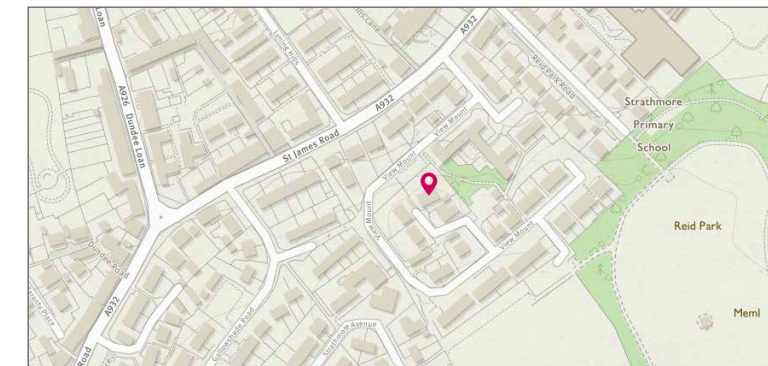
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 5.50m (18'1")
Diner	3.50m (11'6") x 3.00m (9'10")
Kitchen	4.00m (13'1") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 4.00m (13'1")
En-suite	2.70m (8'10") x 1.00m (3'3")
Bedroom 2	4.49m (14'9") x 4.00m (13'1")
Bedroom 3	4.30m (14'1") x 3.10m (10'2")
Bathroom	2.80m (9'2") x 2.20m (7'3")
Garage	6.60m (21'8") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup> | EPC Rating: D





  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
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Text and description  
**JAYNE SMITH**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer