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21 Turfbeg Place

FORFAR, ANGUS, DD8 3LQ



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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 rivers, 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.





A great opportunity has arisen to acquire this three bedroom semi-detached home sitting on a good size plot in a sought after location. The house is not in a chain and is presented in a "walk-in" condition, waiting for the lucky buyer. The house is well proportioned and offers accommodation over two floors. The ground floor offers a good size lounge with a front-facing window and carpeted for comfort underfoot. The kitchen offers fitted units at both floor and wall height and is plumbed for both washing machine and dishwasher, gas hob and electric oven as well as cooker hood. There is space here for a breakfasting table and chairs and a back door opens to the garden. Bedroom three is on the ground floor, the addition of French doors makes this equally suitable for use as a dining room. The family shower room is also located on the ground floor with a modern walk-in shower enclosure and vanity style wash hand basin. Upstairs are two further bedrooms, each with storage.

Externally there are gardens to front and rear, the front being laid to gravel and shrub beds with the pretty rear garden being clearly bounded and includes gravel paths and summer house. A drive offers off-street parking for several cars.

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