

# 63 Old Halkerton Road

FORFAR, ANGUS, DD8 1HJ



*EXCEPTIONAL HOME THAT HAS BEEN EXTENDED  
TO CREATE ADDITIONAL FAMILY LIVING SPACE*



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McEwan Fraser Legal is delighted to offer a potential part exchange. Presenting this beautifully extended three-bedroom villa, offers the perfect blend of modern comfort and traditional charm. Situated in a sought-after neighbourhood, this property boasts a convenient drive to the side, along with well-maintained gardens both back and front, providing ample space for outdoor enjoyment.

Upon entering, you'll be greeted by a warm and inviting atmosphere. The ground floor features a spacious lounge to the front of the house, ideal for relaxing evenings or entertaining guests.





Towards the rear, you'll find a versatile family room that opens up to the kitchen and dining space, creating a seamless flow throughout the heart of the home. With its thoughtful layout, this area is perfect for everyday living and hosting gatherings with loved ones.









Convenience is key with a shower room located on the ground floor, providing added functionality and ease of use.





Venturing upstairs, you'll discover two generously sized double bedrooms, offering comfortable retreats for rest and relaxation. Additionally, there's a charming small single bedroom or box room, which can be tailored to suit your needs. Whether it's as a nursery, home office, or dressing room, the possibilities are endless.

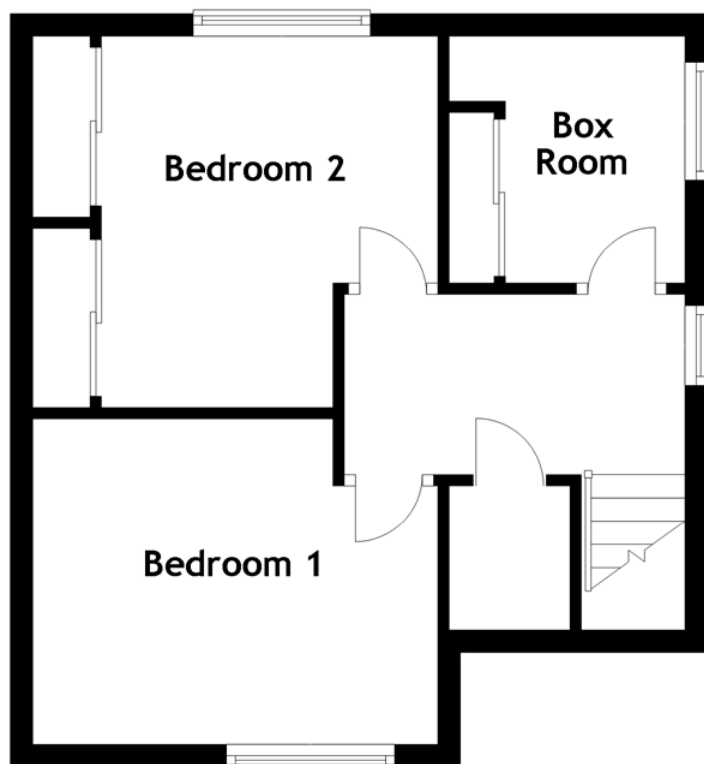
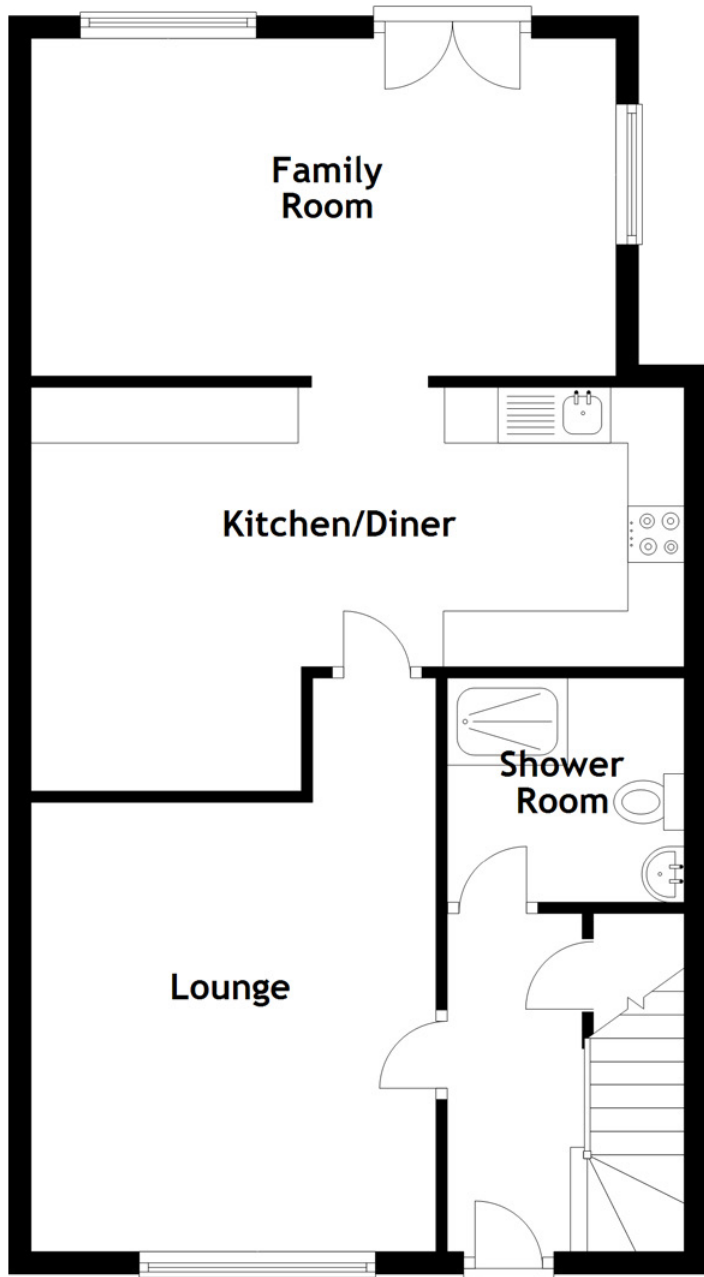




**Bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

|               |                                |
|---------------|--------------------------------|
| Kitchen/Diner | 5.80m (19'1") x 2.49m (8'2")   |
| Lounge        | 4.00m (13'1") x 3.60m (11'10") |
| Family Room   | 5.20m (17'1") x 3.00m (9'10")  |
| Bedroom 1     | 3.61m (11'10") x 2.90m (9'6")  |
| Bedroom 2     | 3.30m (10'10") x 3.00m (9'10") |

|             |                              |
|-------------|------------------------------|
| Box Room    | 2.20m (7'3") x 2.10m (6'11") |
| Shower Room | 2.10m (6'11") x 2.00m (6'7") |

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: C



This property is not just a house, it's a place where cherished memories are made, and dreams are realised. Don't miss out on the opportunity to make it yours. Contact us today to arrange a viewing and start envisioning your future in this stunning home.





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Nestled in the heart of Angus, Forfar offers a quintessential Scottish experience with its rich history, vibrant community, and picturesque surroundings. Renowned for its charming blend of traditional architecture and modern amenities, this bustling town boasts a thriving local economy and a welcoming atmosphere that captivates residents and visitors alike.

For outdoor enthusiasts, Forfar is a paradise waiting to be explored. From scenic walks along the tranquil shores of Forfar Loch to invigorating hikes in the nearby Angus Glens, there's no shortage of natural beauty to discover. Golf enthusiasts will appreciate the town's excellent golf courses, offering challenging layouts and stunning views of the surrounding countryside.

Culture and heritage enthusiasts will delight in Forfar's fascinating historical landmarks and cultural attractions. Explore the fascinating exhibits at the Meffan Museum & Art Gallery, or step back in time with a visit to the historic Forfar Tolbooth Museum. The town's vibrant arts scene offers a variety of events and performances throughout the year, ensuring there's always something new to experience.

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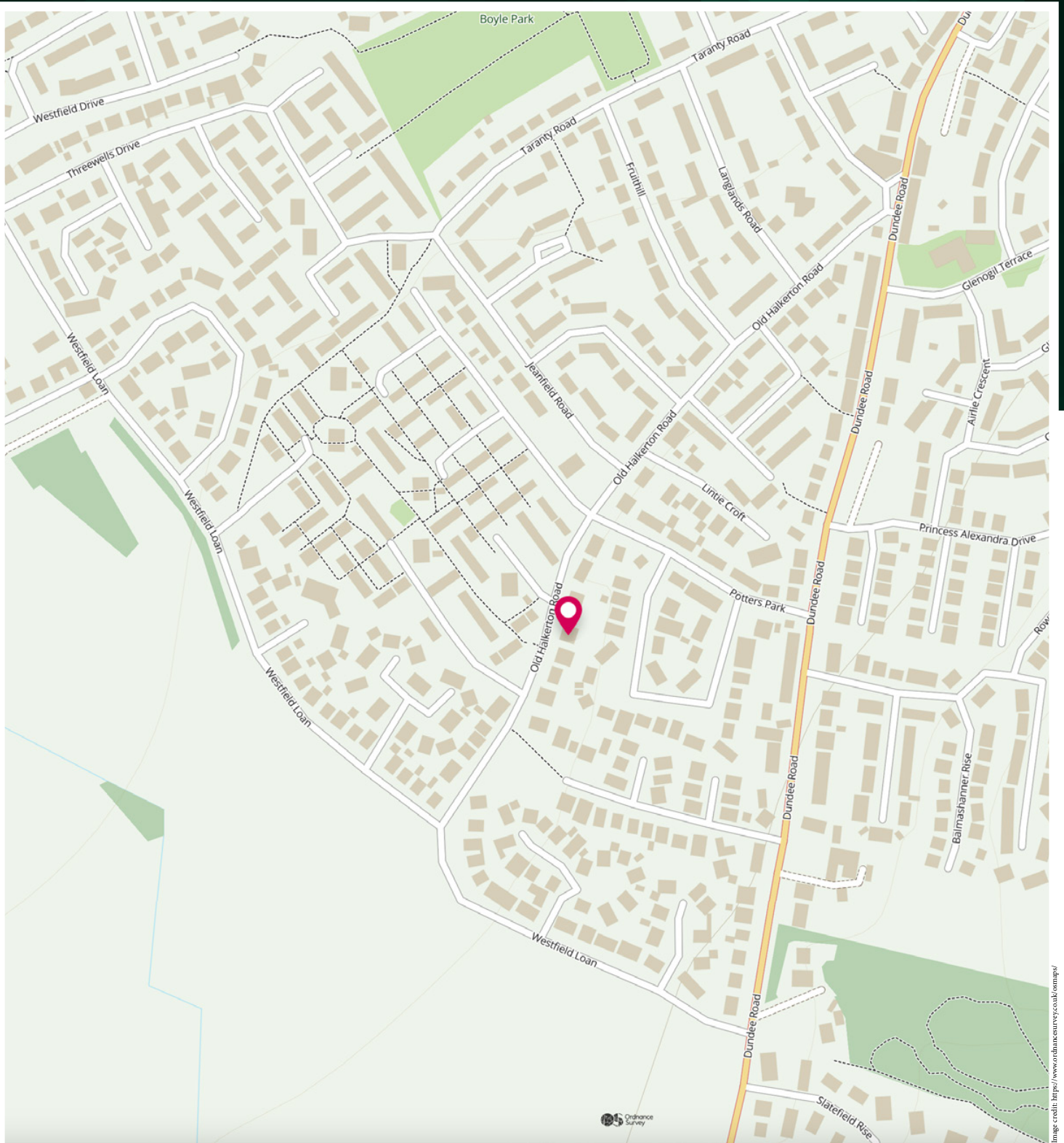
## The Location



Foodies will be spoiled for choice in Forfar, with an array of cozy cafes, traditional pubs, and gourmet restaurants serving up delicious local fare. Indulge in freshly baked treats at one of the town's charming tearooms, or sample the finest Angus beef at a renowned steakhouse.

With its convenient location and excellent transport links, Forfar provides easy access to nearby cities such as Dundee and Aberdeen, making it an ideal base for commuters and travelers alike.

Whether you're seeking a peaceful retreat in the countryside or a dynamic town with plenty of amenities, Forfar offers the perfect blend of small-town charm and modern convenience. Discover all that this vibrant community has to offer and make Forfar your next destination to call home.



# McEwan Fraser Legal

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