



SOUTH COTTAGE, AUCHTERFORFAR, DD8 2RP
OFFERS OVER £435,000



HOME REPORT VALUATION **£435,000**

EPC RATING

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This beautifully presented four bedroom detached bungalow sits on a large plot with an immaculate wrap around garden with mature shrubs. The property is located just north of Kingsmuir and is a four minute drive from Forfar which offers all amenities including primary and secondary schooling, retail and grocery stores, restaurants, leisure facilities and peaceful walks around Forfar loch. The property is surrounded by the countryside with stunning views from each room. This is an excellent property ideal for a families.

The drystone dyke borders the front of the property which opens to the paved driveway leading to the double garage. The canopied entrance leads into the vestibule and hallway which have been laid with wooden flooring which extends through to the kitchen. To the rear of the property is the grand living room with a bay window and sliding patio doors opening to the rear garden. Another fantastic feature of this room is the gas fireplace with stone surround framed by two large windows with northern views. This is an excellent room for comfortable family living and entertaining. The open plan kitchen and dining room enters from the hallway through the double Georgian doors. This is a bright room benefiting from windows to the front and side of the property, once again with stunning countryside views. The kitchen is fitted with cream wall and base units with glass display cabinets and open shelving. There is an integrated gas hob with electric oven and glass mural splashback. The base units extend into the kitchen to form a breakfast bar leaving ample space for a dining area. The well sized utility room is fitted with cream wall and base units with wood effect worktop matching with the laminate flooring. There is under counter space for white goods below the stainless steel sink. Finally, there is a door providing access to the double garage and workshop.

On the southern side of the property is the main with bedroom with en-suite. This room enjoys views over the rear garden, has a fitted wardrobe with mirror sliding doors and is laid with carpet flooring. The en-suite is fitted with a shower cubicle, WC and wash hand basin with a mirrored cabinet built into the wall. The room is finished with wood flooring and tiled walls. The two further double bedrooms also benefit from views over the rear garden and have fitted wardrobes with mirror sliding doors. The fourth bedroom is located on the front of the property and is currently used as an office. The family bathroom is bright and spacious with marble effect tiled walls and flooring which is perfectly paired with the gold plumbing and shower cubicle with glass panels. In addition, there is a bath with tiled surround and vanity unit housing the w.c. and wash hand basin.

The double garage with workshop is of a fantastic size providing suitable secure storage along with workshop space. The garage is well lit by the windows and also includes electricity and water supply.

Early viewing is highly recommended to fully appreciate this wonderful family home.

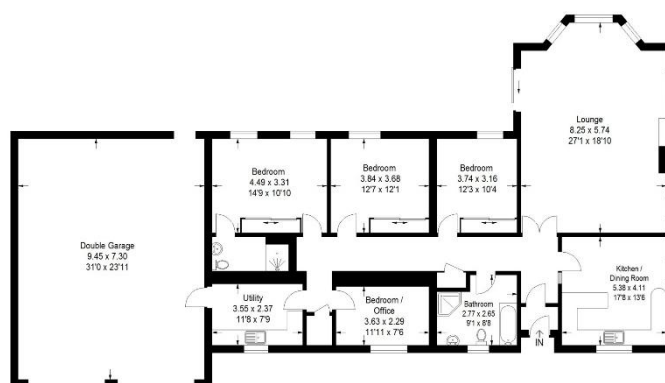


Illustration For Identification Purposes Only. Not To Scale (ID:1211473 / Ref:90763)



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