



**18 RAWES FARM STEADING, LONGFORGAN
DD2 5BF
OFFERS OVER £340,000**



LCD

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HOME REPORT VALUATION **£340,000**

EPC RATING **D**



We are delighted to bring to the market this well presented four bed villa which forms part of a charming steading conversion and occupies the corner site. The property is of a good size throughout enjoying views across the scenic countryside. Located just a short drive from the village of Longforgan there is easy access to a number of facilities including grocery stores, post office, primary school and recreational facilities.

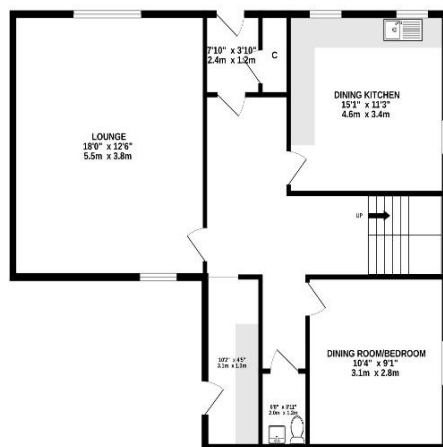
The property opens to the entrance vestibule which is laid with wood effect Karndean flooring which extends through to the hallway. The hallway provides access to all rooms on the ground floor with a carpeted staircase and a large storage cupboard below. The lounge is an excellent space for families and is well lit with views across the front and rear garden. The solid wood flooring provides an attractive and high-quality feature to the room and compliments the internal doors. The kitchen is also well sized providing ample space for dining and is fitted with cream wall and base units with a wood worktop. The free-standing range cooker is included within the sale and is an impressive feature within this room and sits with a matching stainless steel splashback and extractor hood. To the rear of the property is the utility room, excellent for additional white goods and includes wall and base units matching to the kitchen. There is door opening to the courtyard ideal for outdoor dining in the summer months. Also on the ground floor is the dining room/fifth bedroom which is laid with carpet flooring and benefiting for a floor to ceiling window offering extensive views towards Castle Huntly.

The carpeted staircase leads to the first-floor landing which is excellently sized offering an office space. The two larger bedrooms both benefit from fitted wardrobes and an en-suite each. Both en-suites have Karndean tile effect flooring, wash hand basin, w.c. and shower cubicle. The two further bedrooms are also of a good size and include fitted wardrobes. The family bathroom is located to the front of the property and is fitted with a three white suite and heated towel rail.

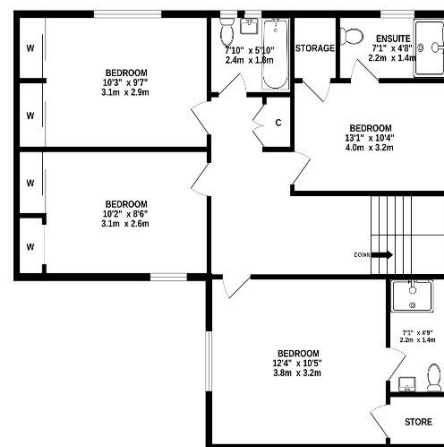
To the front of the property is parking for two cars and a large lawned garden with mature hedge offering privacy. There is also a timber decked area offering a space for outdoor dining.

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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