

# 3 STRATHVIEW

Dundee Road, Forfar, Angus, DD8 1XA



# WELCOME TO 3 STRATHVIEW

Peacefully situated with scenic elevated views and easy access to Forfar's central amenities, this four/five-bedroom detached family home offers versatile interiors with multiple living areas and bathrooms, generous south-facing gardens, and outstanding private parking including a double garage.



## GENERAL FEATURES

- Elevated far-reaching views
- Close to the town centre and road links
- Substantial detached family home
- Tasteful décor and stylish finishes

## ACCOMMODATION FEATURES

- Reception hall with WC and storage
- Bay-fronted living room with fireplace
- Formal dining room
- Study/Bedroom 5
- Family room
- Sunny integrated kitchen with dining area
- Four double bedrooms with storage
- Principal en-suite shower room
- 4-piece family bathroom
- Utility room
- Gas central heating & full double-glazing

## EXTERNAL FEATURES

- Mature gardens to front and rear
- South-facing terrace with kitchen access
- Paddock
- Attached double garage
- Generous private driveway
- Electric vehicle charger



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Inviting reception hall with storage

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A selection of versatile living areas

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Perfectly designed for casual family meals

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Four Good-sized bedrooms

## 22 BATHROOMS

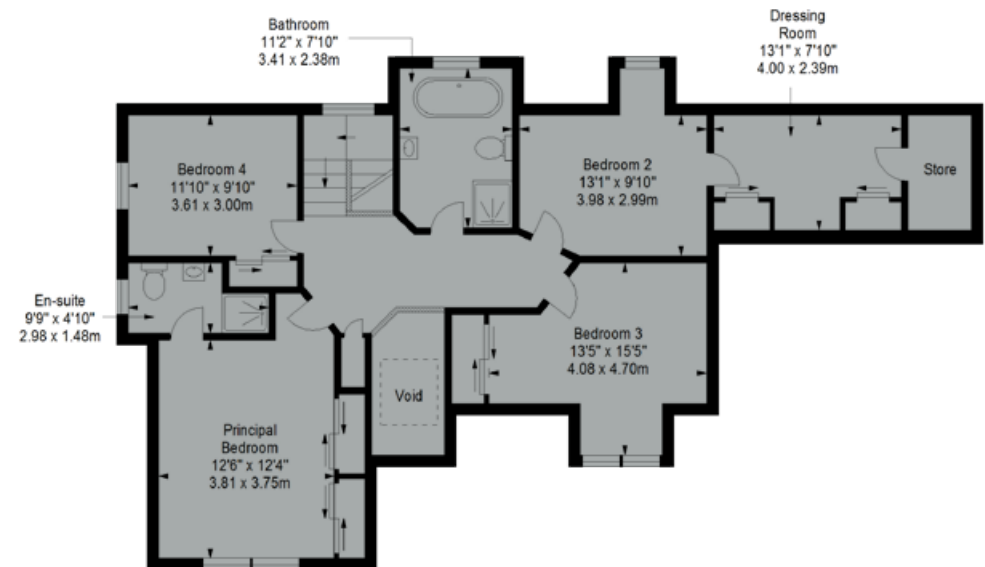
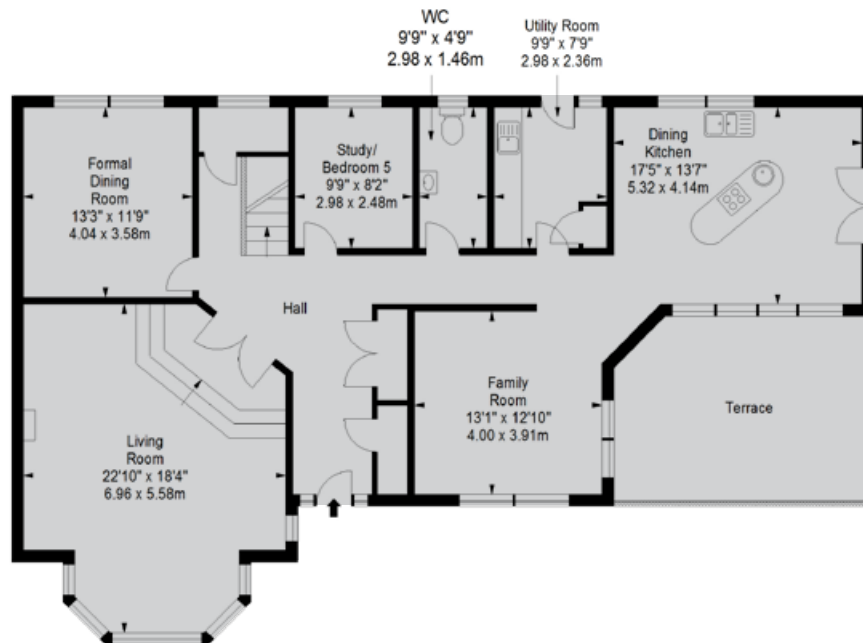
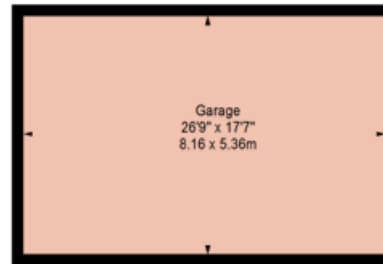
Deluxe family bathroom and an en-suite

## 25 GARDENS & PARKING

Multi-vehicle private parking and sizeable south-facing gardens

## 26 THE AREA

Forfar is the county town of Angus and is a popular location for residents and visitors alike







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**3 Strathview**

# FAR-REACHING VIEWS

Lying just over a mile from the centre of Forfar, on its peaceful rural fringes with stunning far-reaching views, this four/five-bedroom, two-bathroom detached home also allows easy access to major road links connecting to the cities of Dundee, Perth, and Aberdeen, all within an hour. The executive family home, with tasteful modern interiors and numerous versatile living spaces, occupies a south-facing 0.8-acre plot featuring mature gardens, a paddock, a private driveway, and an attached double garage.







# WELCOME TO

## 3 STRATHVIEW

Behind the front door, an inviting reception hall introduces the airy proportions and attractive decorative finish on offer. Here can be found a WC cloakroom and plentiful storage.





# VERSATILE

## LIVING AREAS

From the hall, double doors open into a dual-aspect living room bathed in natural light from a wide bay window framing the property's scenic outlook. A charming period-inspired fireplace (with a living flame fire) brings homely character to this comfortably carpeted space. Also reached from the hall are three further reception areas catering for formal dining, home working, and family recreation, but easily adaptable to suit a family's requirements, including a possible fifth bedroom.











## SUNNY INTEGRATED KITCHEN

The view-facing family room flows openly into an exceptionally bright dining kitchen - perfectly designed for casual family meals and year-round entertaining, with access to a south-facing terrace promising views as far as the eye can see. The impressive kitchen features an array of modern wood-toned cabinets, neatly integrated with a fridge, a double oven and microwave, a dishwasher, and a five-ring gas hob (with a feature hood) set into a central island. An adjoining coordinating utility room (providing handy external access) houses a semi-integrated fridge and tall freezer, with space and plumbing for laundry appliances.









# FOUR GOOD-SIZED DOUBLE BEDROOMS

SUPPLEMENTED  
BY EXCELLENT  
FITTED STORAGE  
& STYLISH  
BATHROOMS

Upstairs, a light and airy landing leads to four carpeted double bedrooms featuring incorporated wardrobes. In one bedroom, these can be found within a spacious dressing room adjoined by a useful store. The principal bedroom represents a luxurious suite with double mirrored wardrobes, a bright shower room, and country views that can be enjoyed from bed. Finally, a deluxe family bathroom includes a freestanding bathtub and separate shower. The home is kept warm and efficient by gas central heating and fully double-glazed tilt-and-turn windows.







THE PRINCIPAL  
BEDROOM  
REPRESENTS  
A LUXURIOUS  
SUITE WITH  
DOUBLE  
MIRRORED  
WARDROBES,  
A BRIGHT  
SHOWER  
ROOM, AND  
COUNTRY  
VIEWS



FINALLY, A DELUXE  
FAMILY BATHROOM  
INCLUDES A  
FREESTANDING  
BATHTUB AND  
SEPARATE SHOWER.  
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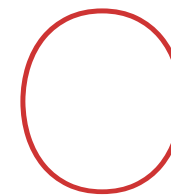






# SIZEABLE GARDENS

## & MULTI-VEHICLE PRIVATE PARKING




Outside, to the front, lies a lawn with established shrubs and a generous paved driveway leading to an attached double garage. Handily, there is an electric vehicle charger as well. To the rear, a further lawned garden is neighboured by a paddock for animal husbandry or landscaping/development potential.

Extras: All fitted floor and window coverings (except family room), light fittings, integrated kitchen goods, utility room fridge and freezer, and garden play structure are included in the sale.



# FORFAR - A POPULAR LOCATION FOR RESIDENTS & VISITORS ALIKE



Forfar is the county town of Angus and is a popular location for residents and visitors alike. The town is home to a fantastic selection of amenities, including several major supermarkets, high street stores, independent retailers, and a wealth of restaurants, bars, pubs, and takeaways, ensuring every taste is catered for. Forfar also offers excellent everyday services including medical centres, pharmacies, a Post Office, banks, petrol stations, hairdressers, barbers, beauty salons, several veterinary clinics, and several car and tyre garages. For families, animal owners, and exploring the outdoors, Forfar has a number of children's play parks, scenic open spaces, and Forfar Loch Country Park, which offers scenic routes for walking, running, cycling, and horseback riding, as well as picnic areas and children's nature clubs. For those who prefer to stay indoors for fitness and entertainment, the town is home to a number of independent gyms and sports clubs, a leisure centre with a gym, swimming pool, sauna and steam room, exercise classes, sports pitches, and a café, and a soft play centre to keep younger members of the family entertained. The town benefits from a number of primary schools offering early years education, with secondary schooling provided at Forfar Academy and a number of independent facilities nearby. Forfar is served by excellent bus and road links, and the closest train station can be found in Dundee, making travelling across the county and further afield fast and efficient.





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