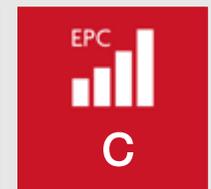




2 Lintie Croft, Forfar, Angus
DD8 1PP





Summary

Attractive detached bungalow, located within a popular and established residential area of Forfar, which comprises: lounge with an archway opening into the dining room, kitchen fitted with integrated hob, oven and extractor hood, a useful utility room, two bedrooms, shower room and a separate family bathroom. The property benefits from double glazing and gas central heating. Outside, the wraparound garden has been thoughtfully arranged for low maintenance. A mono-block driveway offers ample off-street parking for several vehicles and leads to a garage equipped with power and lighting. A garden shed positioned behind the garage is also included in the sale.

Features

- 2 Bedroom Detached Bungalow
- Lounge / Dining Room with Dual Aspect Windows
- Kitchen & Utility Room
- Bathroom & Shower Room
- GCH; DG; EPC - C
- Front & Rear Gardens, Timber Shed, Drying Area
- Garage & Driveway
- Early Viewing is Highly Recommended
- Popular residential area of Forfar

Room Measurements

Lounge: 16'5 x 11'10 (5.00m x 3.60m)
Dining Room: 9'10 x 8'2 (3.00m x 2.50m)
Kitchen: 10'2 x 9'10 (3.10m x 3.00m)
Utility Room: 8'2 x 5'3 (2.50m x 1.60m)
Bedroom: 11'6 x 8'6 (3.50m x 2.60m)
Bedroom: 10'6 x 8'2 (3.20m x 2.50m)
Bathroom: 8'2 x 6'7 (2.50m x 2.00m)
Shower Room: 9'10 x 8'2 (3.00m x 2.50m)



Previously arranged as a three-bedroom home, the property offers potential to reinstate the original layout, subject to the necessary consents.





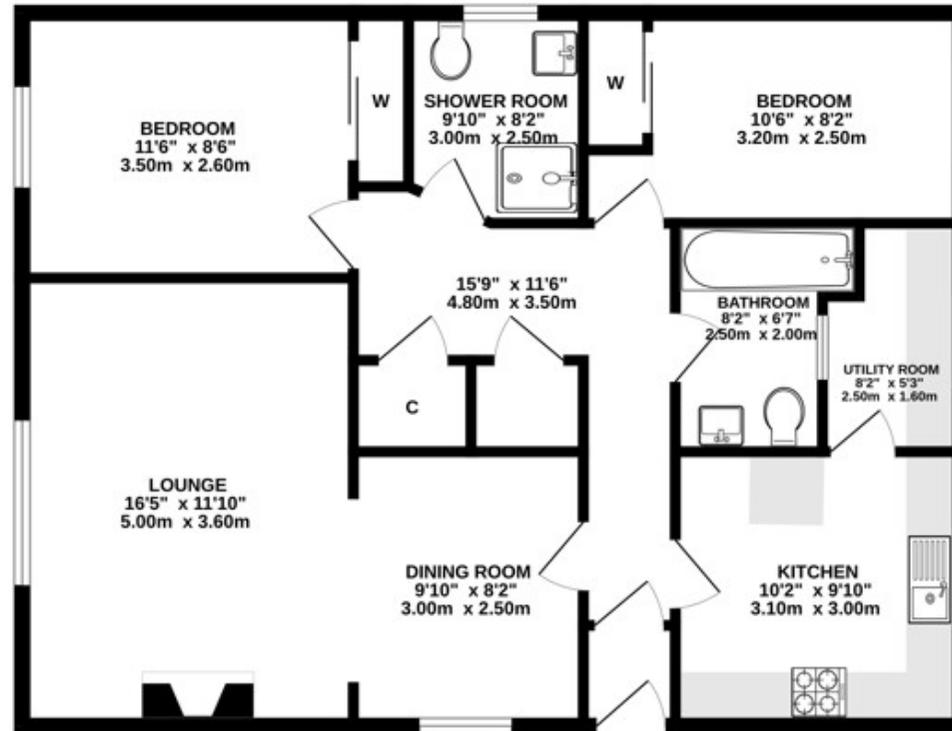


Viewing is strongly recommended to appreciate the space, flexibility and location this desirable home has to offer.



Floorplan

GROUND 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 for 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.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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