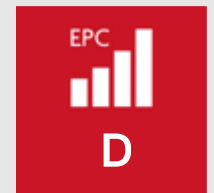
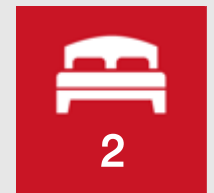




**Thorntons**  
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50 Glamis Road, Forfar, Angus  
DD8 1DL







## Summary

Fully refurbished, extended cottage offering an excellent opportunity to acquire a delightful home within a sought-after residential area of Forfar. The property combines generous living space, modern comfort, and traditional character throughout. The entrance hall provides access to the main accommodation, which comprises, a bright lounge with a log burner, 2 bedrooms, one with integrated storage, a modern shower room, a well-appointed dining kitchen with integrated oven, hob, extractor fan and fridge freezer, a separate larder storage cupboard with an adjoining versatile utility / sun porch, giving access to the large, enclosed garden, with driveway, car port and garden store. Practical attributes include gas central heating and double glazing throughout, as well as ample built-in storage space.

## Features

- Fully refurbished semi detached cottage
- Spacious Lounge with dual aspect windows and log burner
- 2 Double Bedrooms, 1 with integrated storage
- Fabulous dining kitchen with adjoining utility room
- Modern Shower Room
- Gas Central Heating and Double Glazing
- Off Street Parking & Car Port
- Front & Rear Gardens with Garden Store
- Early Viewing is Highly Recommended
- EPC D

## Room Measurements

Lounge: 17'1 x 11'10

Kitchen/Diner: 19'4 x 15'11

Bedroom: 15'9 x 11'8

Bedroom: 17'1 x 12'1

Sun Room: 9'11 x 9'9

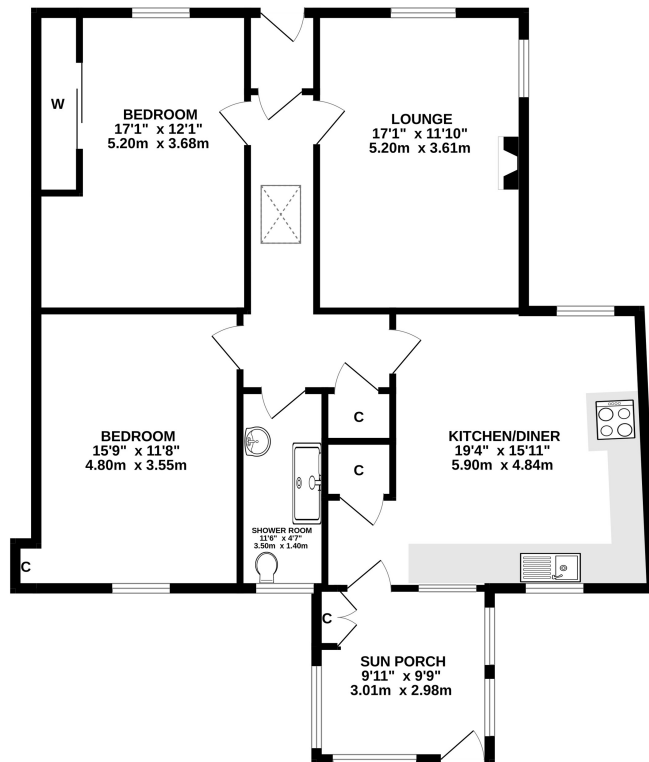
Shower Room: 11'6 x 4'7





# Floorplan

GROUND FLOOR



While 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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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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