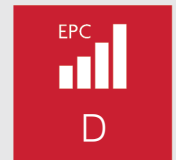




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St Orlands, 3 Well Road

Forfar, DD8 3BE





Summary

Situated within the quiet town of Forfar, this semi-detached house offers spacious and flexible, family orientated accommodation including four bedrooms, a living/dining area with a lovely fireplace, a breakfasting kitchen with direct garden access, and a large family bathroom (plus a separate WC). The house is accompanied by generous, well-maintained gardens, a detached garage, and a private driveway. The property further benefits from a utility room and a desirable location - close to Forfar Loch Country Park, as well as a selection of shops, schools, and transport links.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Spacious semi-detached house
- Picturesque location in the centre of Forfar
- Open-plan living/dining room with fireplace
- Breakfasting kitchen with separate utility room
- Large principal bedroom with storage
- Three further double bedrooms
- 3pc family bathroom and separate WC
- Generous private front garden
- Large south-facing side garden
- Detached garage and driveway
- Gas central heating and double-glazing



“This charming, traditional property offers generous and flexible family accommodation.”





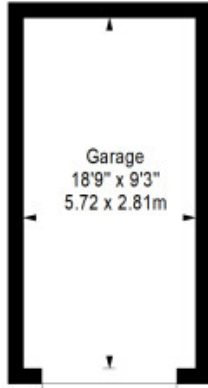


"The town's amenities, as well as Forfar Loch Country Park are within easy reach of the property."

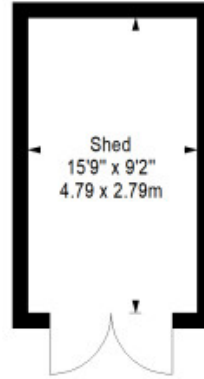


Floorplan

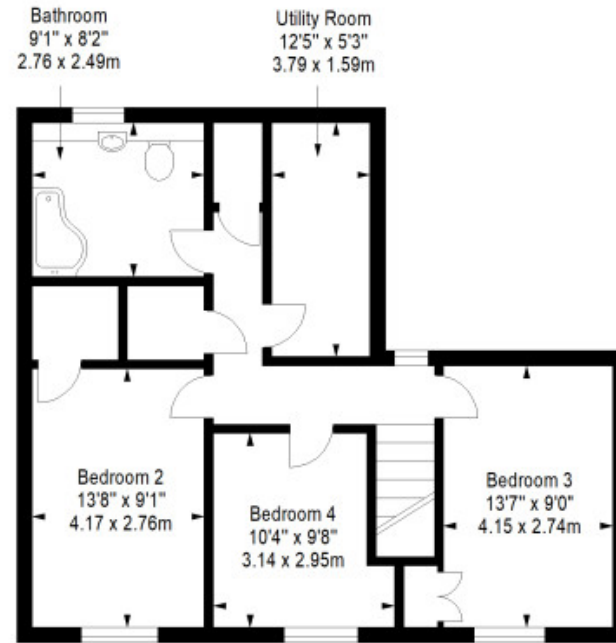
Garage
Approx. 16.1 sq. metres (173.3 sq. feet)



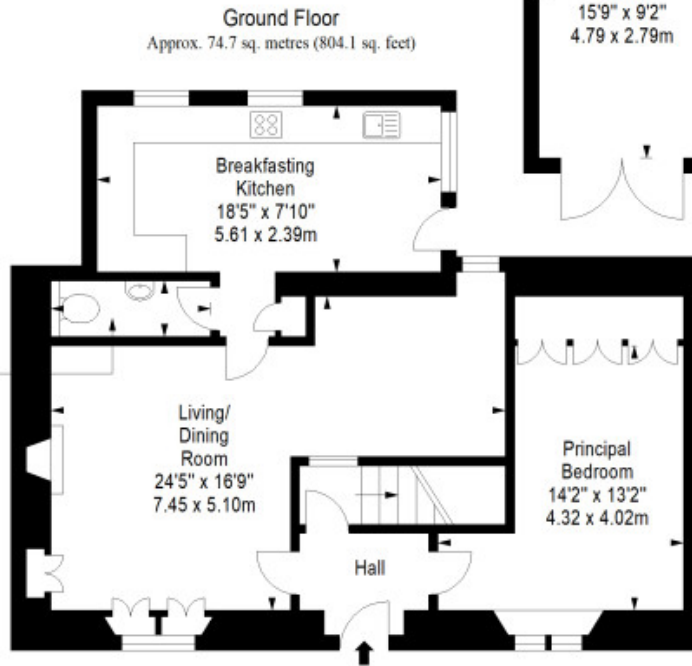
Shed
Approx. 13.1 sq. metres (141.0 sq. feet)



First Floor
Approx. 61.9 sq. metres (666.3 sq. feet)



WC
8'7" x 2'10"
2.62 x 0.86m



Total area: approx. 165.8 sq. metres (1784.7 sq. feet)



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