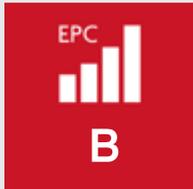




**Thorntons**  
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26 Merlin Gardens, Forfar,  
Angus DD8 3FH





## Summary

Well-presented semi-detached bungalow of the popular Glenogil design by Guild Homes, set within the sought-after Strathmore Fields development and enjoying open views towards the Angus Glens. The accommodation is in excellent decorative order throughout and includes gas central heating, UPVC double glazing, solar panels, and a modern fitted kitchen with integrated appliances. There is a bright lounge with bay window, a contemporary shower room, and two double bedrooms, both with fitted wardrobes. Outside, the property benefits from driveway parking for several vehicles, a timber shed, and low-maintenance gardens to the front and rear. An ideal starter or retirement home, with the balance of the Guild Homes NHBC warranty remaining. Early viewing is recommended.

## Features

- 2 bedroom semi detached bungalow
- Lounge with Bay window
- 2 Bedrooms with fitted storage
- Spacious Dining Kitchen with door to rear garden
- Modern Shower Room
- EPC - B
- Front & Rear Gardens with Driveway
- Early Viewing is Highly Recommended
- Part of the Guild Homes Strathmore Fields Development

## Room Measurements

Lounge: 17'1 x 13'1 (5.21m x 4.00m)

Kitchen: 14'2 x 13'1 (4.32m x 4.00m)

Bedroom: 13'1 x 9'4 (4.00m x 2.84m)

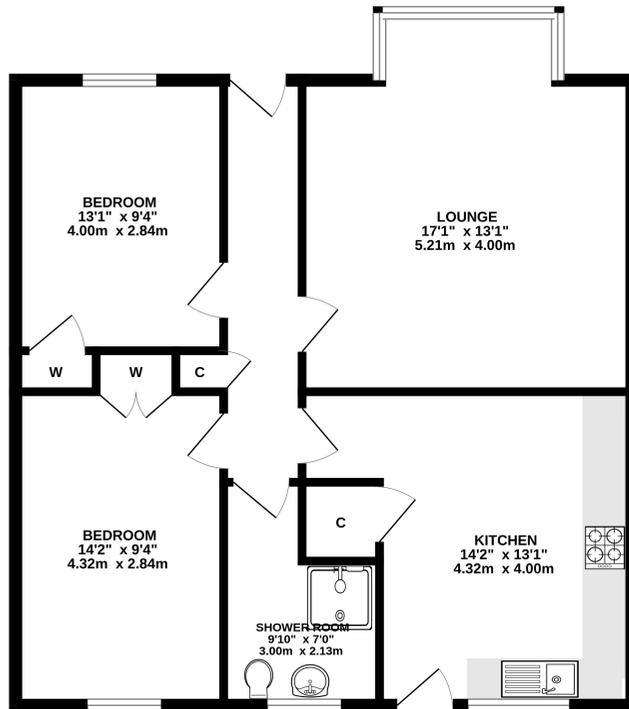
Bedroom: 14'2 x 9'4 (4.32m x 2.84m)

Shower Room: 9'10 x 7'0 (3.00m x 2.13m)



# 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 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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