



**Thorntons**   
The right way to move

## 5 Dunnichen Avenue

Gowanbank, Forfar  
Angus, DD8 2UT





## Summary

This substantial detached villa enjoys a peaceful residential setting in Forfar and offers generous, versatile accommodation ideally suited to modern family living, all within easy reach of local amenities, schooling, and transport links. The bright interiors include a spacious living room, a large open-plan dining/breakfasting kitchen with direct garden access, a useful utility room, and a ground-floor bedroom or study with an adjacent shower room. Upstairs, three well-proportioned bedrooms include a principal with en-suite, alongside a four piece bathroom. Outside, the property is complemented by a generous private garden, an integral double garage, and a driveway providing ample parking.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Substantial detached family villa in a peaceful residential setting
- Close to local amenities and transport links
- Living room with bay window
- Expansive open-plan dining/breakfasting kitchen utility room
- Principal double bedroom with en-suite shower room
- Two further double bedrooms
- Additional ground floor study or bedroom
- Shower room and four-piece bathroom
- Enclosed rear garden with lawn and patio
- Generous driveway and integral double garage
- Gas central heating and full double glazing



“Spacious modern family home  
with a double garage and  
generous garden”



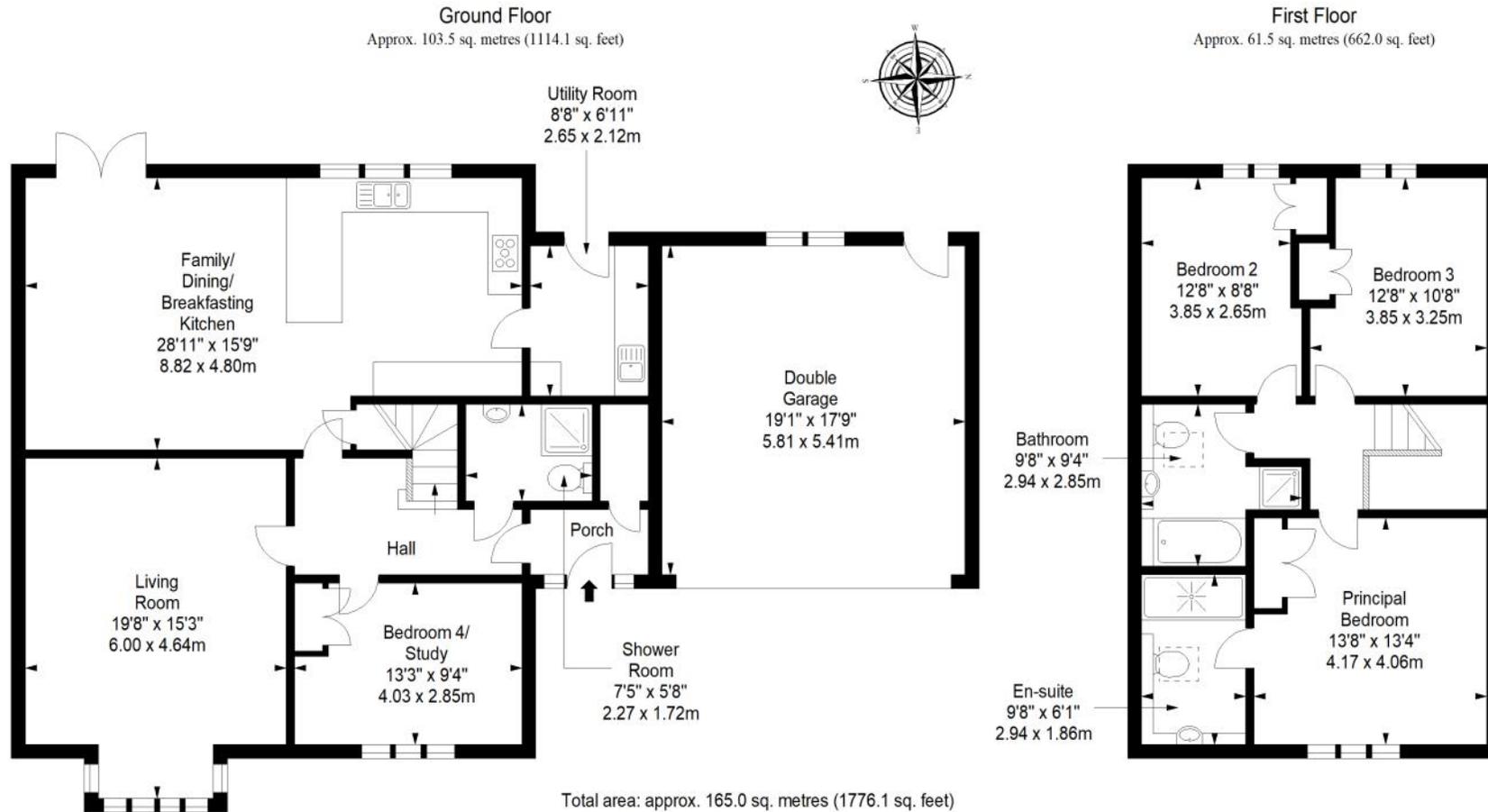




  
“Bright and versatile living with an  
impressive open-plan kitchen  
and family space”



# Floorplan





# Thorntons

The right way to move

## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland