



Thorntons
The right way to move

2 Muirlands Court, Lunanhead,
Forfar, Angus DD8 3NE

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 1	 B



Summary

Thomtons are delighted to bring to the market No. 2 Muirlands Court, Lunanhead, set within a peaceful cul-de-sac in the picturesque village of Lunanhead, just minutes from the town of Forfar. This attractive three-bedroom semi-detached bungalow offers spacious, well-proportioned accommodation complemented by stylish, modern interiors throughout. The property comprises a generous living/dining room featuring a multi-fuel stove, a contemporary dining kitchen with direct access to the rear garden, three comfortable bedrooms and a modern shower room. Externally, the home benefits from a neatly maintained front garden, a single garage and a private monoblocked driveway providing off-street parking for at least two vehicles. To the rear lies an enclosed garden, ideal for families and outdoor entertaining, while the addition of solar panels enhances the property's energy efficiency.

Features

- 3 bedroom semi detached bungalow
- Lounge / Dining Room with stove
- Dining Kitchen with door to garden
- Bathroom with 3 piece suite and separate shower cubicle
- Front & rear gardens, garage & driveway
- GCH; DG; EPC - B
- Solar Panels with Battery Storage Facility
- Early Viewing is Highly Recommended

Room Measurements

Lounge: 17'5 x 15'9 (5.30m x 4.80m)
Kitchen: 12'2 x 11'6 (3.70m x 3.50m)
Bedroom: 7'10 x 7'10 (2.40m x 2.40m)
Bedroom: 9'10 x 7'7 (3.00m x 2.30m)
Bedroom: 10'2 x 9'10 (3.10m x 3.00m)
Bathroom: 7'3 x 6'3 (2.20m x 1.90m)



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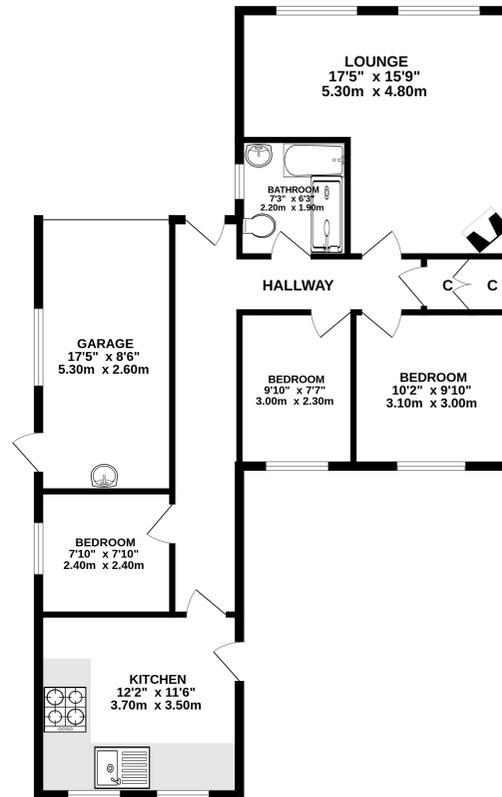


Set within a peaceful cul-de-sac in the picturesque village of Lunanhead, just minutes from the town of Forfar.



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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Our Branches

ANSTRUTHER

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

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@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

FORFAR

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

PERTH

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

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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