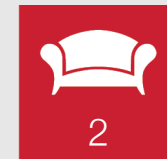




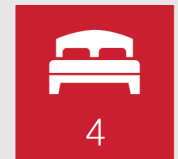
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## 22 Osprey Gardens

Gowanbank, Forfar, Angus,  
DD8 2UU



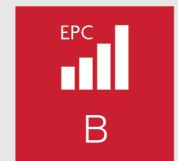
2



4



3



B



## Summary

With an impeccable finish inside and out, this modern four-bedroom detached villa is an impressive home for families. The stylish neutral interiors offer appealing versatility, as well as generous storage, a four-piece bathroom, and two shower rooms. They also include a spacious living room and an open-plan breakfasting kitchen/dining/family room that opens out to a private south-facing enclosed garden. Both front and rear gardens have well-maintained lawns and are easy to care for. Furthermore, there is a private driveway and an integral double garage, which can be accessed internally via a handy utility room. Extras: all fitted floor coverings, window blinds, and integrated appliances (five-ring gas hob, double oven, microwave, dishwasher, and fridge/freezer) are included.

## Features

- An outstanding modern detached villa
- Part of a sought-after development
- Vestibule (with storage) and central hall
- Comfortable living room
- Sunny breakfast kitchen with a dining/family area and garden access
- Utility room with garden access
- Four versatile double bedrooms
- All bedrooms with built-in wardrobes
- Two shower rooms (one en-suite)
- Family bathroom with shower and bath
- Fully-enclosed south-facing garden
- Private driveway and integral double garage with electric door, radiator, and outside tap
- Gas central heating and double-glazing
- Solar-panelled roof for greater efficiency



“The family-orientated interiors include four versatile bedrooms, excellent storage, multiple washrooms, and social living space.”



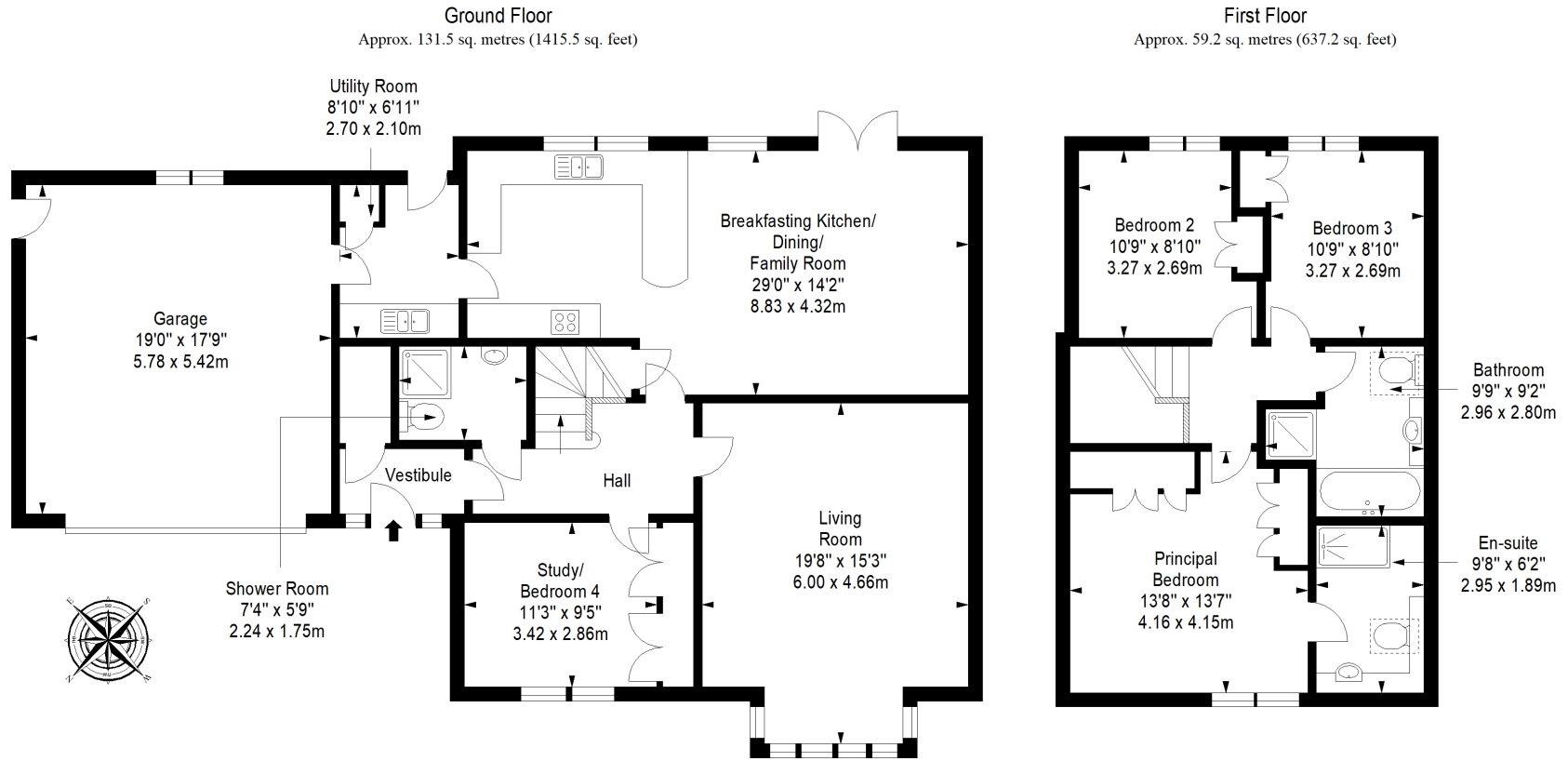




"The stylish villa offers a peaceful location close to open countryside with a wide range of local amenities and easy access to Dundee."



# Floorplan



Total area: approx. 190.7 sq. metres (2052.7 sq. feet)



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