

Dundarroch, 22 Hillside Road, Forfar, Angus, DD8 2AY

Closing Date – 12 Noon 3rd September 2021



Offers Around £430,000

Substantial, detached villa situated in sought after location in the Angus town of Forfar. This impressive four/five-bedroom house offers extensive accommodation and a large secluded mature garden with ample off-street parking and two separate single garages. The property is within walking distance of Forfar town centre, where a full range of amenities are available, and is also well placed for commuting further afield, with Aberdeen and Dundee both being within commuting distance. This is a rare opportunity to purchase a unique family home and early viewing is highly recommended.

Accommodation comprises; Ground Floor: Entrance Hall, Living Room, Dining Room, Sitting Room, Dining Kitchen, Utility Room, Cloakroom, Study/5th Bedroom. First Floor; Four double bedrooms, master en-suite, family bathroom.

Gas fired central heating, Energy Performance Rating:- F



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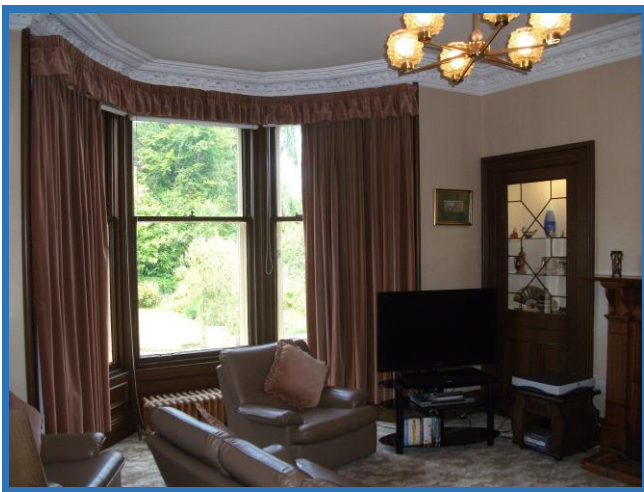
GROUND FLOOR

The property is entered by way of an attractive tiled vestibule with stained glazed door to the main hall which gives access to the downstairs rooms.



Sitting Room (4.53m x 4.30.)

Generously sized sitting room with large bay window to the front making this a particularly bright and spacious room. Fireplace with surround, fitted carpet, radiators.



Study/Bedroom 5 (4.20m x 3.80m)

Benefiting from large window to the side, storage cupboard, radiator, this room could also make an attractive study or home office.

Living Room (5.70m x 4.98m)

Impressive sized room with large bay window to the front making this spacious and bright. Fireplace with surround, fitted carpet, radiators, window to side.



Dining Room (4.30 m x 4.53m)

Large dining room with bay window to the front. Attractive fireplace with surround. Fitted carpet, radiators.



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The rear hall leads off the main hall giving access to the kitchen, utility room, rear door and garage. There is also a WC located off the inner hall which has ample space for hanging coats, and two safes located in enclosed cupboard.

Kitchen (4.53m x 3.74m)

Fitted kitchen with integrated double oven and electric hob. Room for table and chairs, carpet flooring, radiator and double windows to side and one to rear.



FIRST FLOOR

The stairway leads to an open landing giving access to the first-floor rooms, two walk-in wardrobes off .



Master Bedroom (4.95m x 3.3.50m)

Large, bright double bedroom with large windows to the front and side fitted wardrobes, carpet, radiator. **En-Suite** off main room, walk-in shower, wc and sink, window to rear, radiator.



Bedroom Two (4.20m x 3.80m)

A second double bedroom with window to the rear, storage cupboard, carpet and radiator.

Bedroom Three (4.28m x 4.23m)

Third double bedroom with windows to the front, storage cupboard, carpet and radiator.



Bedroom Four (4.52m x 4.29m)

Fourth double bedroom with windows to the front, storage cupboard, carpet and radiator.



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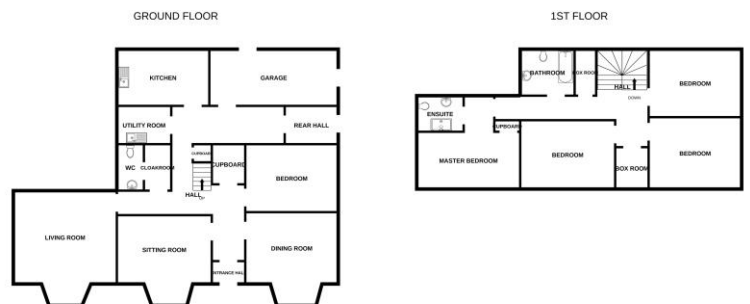
Bathroom (3.32m x 1.98m)

Large family bathroom bath with shower over, sink and WC. Heated towel rail, stained glass window to side.



OUTSIDE

The property is set within well-established mature landscaped gardens and is accessed by its own private driveway which leads to two single garages. The gardens extend to the front with more well-established planting and mature trees. There are also two cellars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and does not constitute an offer of any particular part of the property. The services, contents and appearance of the property are subject to change without notice and no guarantee as to their quantity or efficiency can be given.
Made with Metreplan 10/02

VIEWING: By appointment with the subscribers, MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.



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