

## 4 Bunkerhill Crescent, Kingsmuir, Forfar, Angus, DD8 2RD



### Offers Over £265,000

Detached bungalow situated in the popular village of Kingsmuir on the outskirts of the County Town of Forfar. This spacious property benefits from a single garage, driveway, large enclosed rear garden, front garden and potting shed. A full range of amenities are available in the town of Forfar, including secondary and primary schooling. The property is also well located for commuting further afield with the A90 Dual Carriageway giving access to Dundee to the south and Aberdeen to the north.

Accommodation comprises:- Living Room, Dining Room, Kitchen, Utility Room, Family Bathroom, Shower room, W/C, 3 Bedrooms, Large Attic room and Sun Room.

Outside:- Enclosed rear garden with access from 2 x back doors and side paths, mature garden laid with trees, shrubs, borders and lawn. There are patio areas, a slabbed drying area with rotary dryer and potting shed. The front has a single garage, driveway and the garden has mature shrubs, borders and a lawn.

Oil Fired Central Heating, Double Glazing, Energy Performance Rating:- D C/Tax Band:- E



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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH

A timber / glazed front door gives access to the front porch. Glazed internal door opens into the hallway with stairs to the first-floor attic room. There are storage cupboards in the hall, carpeted flooring and radiator.

## LIVING ROOM (6.00m x 4.00m)

Spacious, bright living room with large window to the front. Open fire with original tiled fireplace. Hand built storage cupboards along one wall. Glass paneled wall through to dining room. Radiator and carpeted flooring.



## DINING ROOM (3.61m x 3.82m)

Room accessed off the main hallway, door through to kitchen and sun room. Radiator and carpeted flooring. Window to the rear.



## KITCHEN (3.98m x 3.12m)

Well presented fitted kitchen with wall and base units. Integrated oven, hob and extractor hood. and slimline dishwasher. Window to rear, radiator and wooden flooring. Door to Sun Room.



## UTILITY ROOM (2.82m x 2.48m)

Wall and base units, sink and space for washing machine and fridge freezer. Under stairs storage cupboard. Door to rear garden.

## SUN ROOM (2.24m x 4.77m)

Spacious sun room to the side of the property with door out to rear garden.



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## **SHOWER ROOM** (1.65m x 1.30m)

Walk in shower, sink, W/C. Towel rail, carpeted flooring and Expelair extractor fan.

## **BATHROOM** (2.47m x 1.78m)

Family bathroom with bath, shower and sink. Vanity unit under sink and shelves. Window to the rear, radiator and vinyl flooring.



## **W/C** (1.48m x 1.03m)

W/C, vinyl flooring and window to the rear.

## **BEDROOM ONE** (3.64m x 3.78m)

Large double room to the front with window looking to front garden. Built-in wardrobes and mirrored wardrobes. Radiator and carpeted flooring



## **BEDROOM TWO** (3.64m x 3.36m)

Double bedroom to the front with window looking to front garden. Radiator and carpeted flooring.



## **BEDROOM THREE** (3.36m x 2.82m)

Double bedroom to the rear with window looking to rear garden. Radiator and carpeted flooring.



## **ATTIC ROOM** (6.26m x 2.98m)

Large attic room with carpeted flooring, 3 x Velux windows. Hand built storage cupboards along end of room, eaves storage cupboard.



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## OUTSIDE

Enclosed rear garden with access via two back doors and side paths. Mature garden laid with trees, shrubs, borders and lawn. There are patio areas, a slabbed drying area with rotary dryer and potting shed. The front has a single garage, driveway and the garden has mature shrubs, borders and lawn.



Whilst every attempt has been made to ensure the accuracy of the floorplan furnished here, measurements of doors, windows, rooms and any other levels are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given for their operability or efficiency can be given.  
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**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.  
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