

26 Turfbeg Drive, Forfar, Angus, DD8 3LH



Offers Around £230,000 Home Report Available

This well-presented detached dwelling house is located at the end of a cul de sac in a sought-after location, it enjoys stunning views to Balmashanner and Forfar Loch. The town center, schools and local amenities are all within walking distance. The property also benefits from off street parking, single garage and a large rear garden.

Accommodation comprises:- Living Room, Kitchen/Dining Room, 4 Double Bedrooms, Bathroom, Shower Room and Conservatory.

Outside:- Occupying a large corner plot there is driveway, parking for 2 vehicles and a single garage. There are mature gardens to front, side and rear which are stocked with a range of shrubs and plants, large lawn to back and fruit trees. Patio area to side.

Gas fired central heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

A glazed door leads into the main hall which provides access to the living room, kitchen/dining room, shower room and down stairs bedrooms. Storage cupboard and stairs to first floor.



KITCHEN/DINING ROOM (4.27m x 4.57m at widest)

Open-plan kitchen dining room. Fitted kitchen with washing machine, dishwasher and space for cooker and fridge. Vinyl flooring to kitchen and carpet to living room. 2 radiators. Windows to rear and side.



LIVING ROOM (5.28m x 3.76m)

Large bright living room with windows to the front and side with views out over Forfar and Forfar Loch. Gas fire with surround. Fitted carpet, 2 radiators.



CONSERVATORY (2.48M X 3.08M)

UPVC conservatory with tiled floor, door to rear garden and garage.



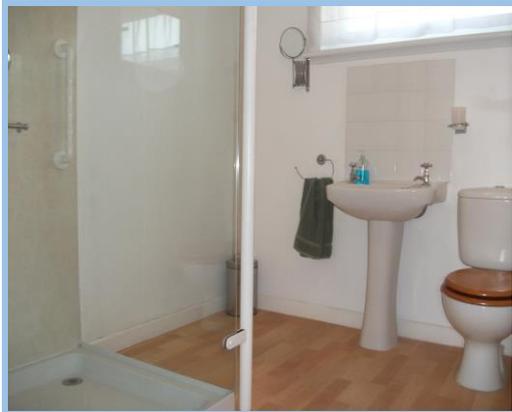
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SHOWER ROOM (2.46m x 1.94m)

Large walk-in shower , wc, sink, window to rear, radiator and vinyl flooring.



BEDROOM ONE (3.17m x 3.19m)

Accessed off main hall. Bright double bedroom with built in wardrobes, carpeted flooring, radiator, window to front.



BEDROOM TWO (3.71m x 3.22m)

Accessed off main hall. Double room with built in wardrobes, carpeted flooring, radiator, window to rear.

First Floor

BEDROOM 3 (5.21M x 4.03m)

Large Double bedroom with window to side with views out over Forfar, partially fitted carpet.

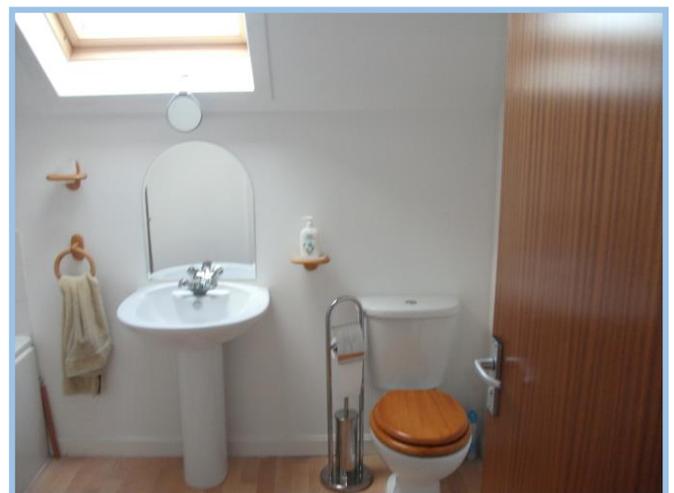
BEDROOM 4 (4.02m x 4.06m)

Another large double with window to the side, fitted carpet, radiator.



BATHROOM (2.11m x 0.95)

Family bathroom with bath with shower attachment, WC and sink. Vinyl flooring, radiator and Velux window.



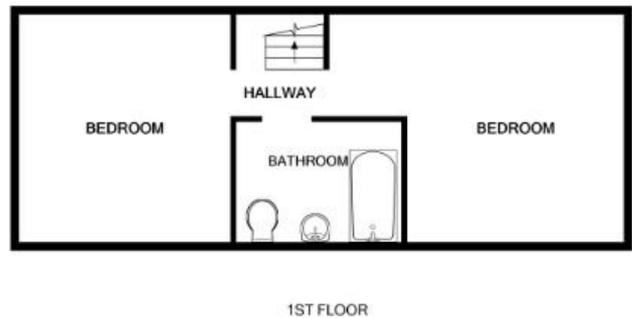
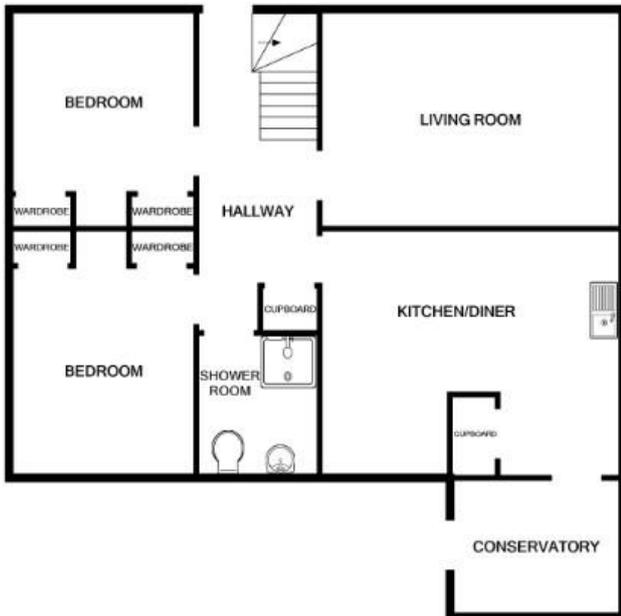
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OUTSIDE

The property occupies a large corner plot and benefits from a driveway, parking for 2 vehicles and a single garage. There are mature gardens to front, side and rear which are stocked with a range of shrubs and plants, large lawn to back and fruit trees. Patio area to side.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 6/20/20

ENTRY: By negotiation

VIEWING: By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG Tel 01307 463593

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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