

## **48 McCulloch Drive, Forfar DD8 2EB**



### **Offers Around £235,000**

Attractive and spacious detached villa situated on a corner site of a quiet residential area of Forfar. All amenities are available within easy reach of the subjects within the Town Centre. The property has been finished to a high standard and is in “move-in” condition. Viewing highly recommended.

Accommodation comprises:

Entrance Vestibule, Hall, Sitting Room, Dining Room, 4 Bedrooms (1 en-suite), Dining Kitchen, Utility Room, Family Bathroom, Single Integral Garage. Double Glazing and Gas Fired Central Heating.

Outside:-

Easily maintained gardens surround the property. Garden Shed. In addition to the Single Garage, there is ample off-street parking.

**Accommodation: -**

**ENTRANCE VESTIBULE:**

Solid timber front door; carpet; hardwood door  
Leading to Hall.

**HALL:**

Giving access to all rooms; access to attic; large  
airing cupboard housing central heating boiler;  
additional cupboard; central heating radiator;  
smoke alarm; carpet.

**SITTING ROOM:**

(5.6 m x 3.7 m) Window overlooking front of  
property; built-in bookcase/display cabinet; two  
central heating radiators; plain cornice; carpet;  
curtains and blinds. Solid wooden doors lead to  
Dining Room.

**DINING ROOM:**

(3.7 m x 2.75 m) Patio Doors lead to rear  
garden; plain cornice; ceiling rose; central  
heating radiator; carpet; curtains and blinds.

**MASTER BEDROOM:**

(4.0 m x 3.03 m) Window overlooking rear of  
property; built-in double wardrobe with mirrored  
door fronts; central heating radiator; carpet;  
blinds.

**EN-SUITE SHOWER ROOM:**

(1.55 m x 1.33 m) Opaque window overlooking  
side of property; champagne suite comprising  
walk-in shower, WC and wash hand basin;  
partially tiled; central heating radiator; bathroom  
cabinet, mirror and bathroom fittings; carpet;  
blinds.

**BEDROOM 2:**

(3.0 m x 2.28 m) Window overlooking rear of  
property; built-in double wardrobe with mirrored  
door fronts (access to under floor through  
wardrobe); central heating radiator; carpet;  
blinds.

**BEDROOM 3:**

(3.37 m x 2.7 m) Window overlooking front on  
property; built-in double wardrobe with mirrored  
door fronts; central heating radiator; carpet;  
blinds.

**BEDROOM 4:**

(2.77 m x 2.55 m) Window overlooking front of  
property; central heating radiator; carpet; blinds.

**FAMILY BATHROOM:**

(2.54 m x 1.95 m) Opaque window overlooking  
side of property; champagne three piece suite  
comprising bath (with shower over), WC and  
wash hand basin; fully tiled; shaver point;  
central heating radiator; bathroom cabinet and  
mirror; carpet; blinds.

**DINING KITCHEN:**

(3.32 m x 3.0 m) Window overlooking rear of  
property; fully fitted with wall and base units;  
central heating radiator; integral electric double  
oven, gas hob, electric extractor fan; dishwasher;  
1 ¾ stone sink; carpet; blinds. Space for kitchen  
table and chairs.

### **UTILITY ROOM:**

(3 m x 1.59 m) Window overlooking side of property; door giving access to rear garden; large cupboard housing fuse box; central heating radiator; plumbed for automatic washing machine and tumble dryer; carpet; blinds. Fire door gives access from Utility Room to Integral Garage.

### **INTEGRAL GARAGE:**

(5.49 m x 2.81 m) Up and over garage door; side door to garden; power and light.

### **FLOOR PLAN OF PROPERTY ANNEXED**

#### **OUTSIDE:**

Ample graveled off-street parking; easily maintained gardens to front, side and rear; patio area at rear of property; garden shed; outside water tap.

#### **HEATING:**

Gas Fired Central Heating.

#### **GLAZING:**

Double Glazing.

**ENTRY:** By negotiation.

**VIEWING:** By appointment with the Subscribers.

Messrs Machardy Alexander & Whyte, W.S.,  
Solicitors & Estate Agents, 71 Castle Street  
Forfar, DD8 3AG  
Tel: 01307 463593

**Or contact Clients (Mr and Mrs Vivian)  
on 01307 460658**



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