

Braedounie, Gowanbank, Forfar, DD8 2SU



Offers Over £350,000

Substantial detached dwellinghouse situated on the outskirts of the Angus town of Forfar. This impressive four bedroom house offers extensive accommodation and a large secluded garden with ample off street parking and a separate two car garage. The property is within easy reach 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 / Study, Dining Kitchen, Utility Room, Two cloakrooms, coal store. First Floor; Four bedrooms, bathroom, shower room, stair to floored loft.

Oil fired central heating, Energy Performance Rating E



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

GROUND FLOOR

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



Living Room (5.25m x 5.25)

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



Sitting Room / Study (4.23m x 3.68m)

Benefiting from two large windows and another open fireplace with surround this room could also make an attractive study or home office.

Dining Room (5.25m x 4.25m)

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



Kitchen (6.77m x 4.22m)

Open plan kitchen dining room with patio doors to the rear garden. Attractive fitted kitchen with integrated range style cooker, dishwasher and fridge / freezer.

The rear hall leads off the kitchen giving access to the utility room and cloakroom to the rear of the property. There is also an additional WC located off the inner hall which has ample space for hanging coats.



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FIRST FLOOR

The stairway leads to an open landing giving access to the first floor rooms.



Master Bedroom (4.29m x 3.87m)

Large, bright double bedroom with large windows to the front. Fitted wardrobes, carpet, radiator.



Bedroom Two (4.10m x 3.89m)

A second large double bedroom with a large window to the front and window to the side. Carpet, radiator.

Bedroom Three (3.89m x 3.35m)

Third double bedroom with windows to the rear. Carpet, radiator.



Bedroom Four (3.58m x 2.52m)

Single bedroom with window to the front. Carpet, radiator.

A timber stair leads to the fully floored loft which provides useful storage space and may give scope for additional accommodation subject to obtaining the appropriate consents.

Bathroom (3.32m x 1.98m)

Attractive bathroom suite comprising bath with shower over, sink and WC. Tiled floor, heated towel rail, window to side.

Shower Room (2.15m x 1.91m)

WC, corner shower unit, window to rear, heated towel rail.



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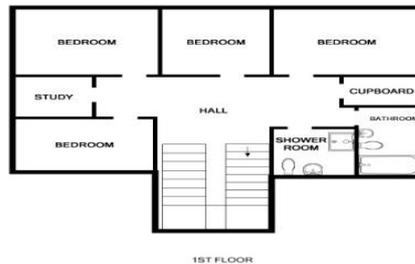
OUTSIDE

The property is set within well-established landscaped gardens and is accessed by its own private driveway which leads to a two car garage / workshop. The kitchen opens onto a patio area with a lawn behind which is situated a timber summer house. The gardens extend to the rear with more well established planting and trees.



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

ENTRY: By negotiation



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 misstatement. This plan is for information purposes only and should be used as such for any prospective purchaser. The seller makes no representation or warranty as to the accuracy or efficiency of the plan. Measurements and plans given are approximate and are for information only. Made with Metron 02016

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