



27 Woodlands Avenue | Fern | Forfar | DD8 3RD

Offers Over £130,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This semi-detached home offers exceptional value in today's market and is ideal for families looking for the rural living with easy access to the local town of Forfar and the City of Brechin via the A90. It comprises of entrance hall, lounge, modern kitchen, and dining area set on the ground floor with three double bedrooms and shower room on the first floor. This spacious 110 metre squared family home benefits from air source pump, solar panels, and double glazing with an Energy Performance Certificate rating of B. To the outside there is off street parking for several vehicles to the front and an extensive enclosed garden to the rear with shed and greenhouse included in the sale. There is also a garage included in the sale which is positioned a short walk from the property.

- Semi-detached Villa
- Vestibule: 8'7 x 3'5 (2.67m x 1.07m)
- Lounge: 17'2 x 12'10 (5.24m x 3.96m)
- Kitchen: 13'5 x 8'9 (4.11m x 2.72m)
- Dining Area: 8'7 x 7'10 (2.65m x 2.43m)
- Master bedroom: 13'2 x 10'9 (4.03m x 3.33m)
- Bedroom 2: 10'8 x 10'10 (3.29m x 3.35m)
- Bedroom 3: 10'1 x 9'8 (3.10m x 2.98m)
- Shower Room: 6'4 x 6'3 (1.94m x 1.93m)
- Front and rear gardens
- Garage
- Driveway



Entering from the side of the property into the vestibule with radiator, window, and fuse box.

Entrance Hallway: Radiator, shelved cupboard, and staircase leading to the upper level.

Lounge: Bright front facing room with window overlooking the front garden, log burner set on a tiled hearth, storage alcove, and radiator.

Kitchen: Rear facing with window overlooking the garden, fitted to modern base and wall units with coordinating work tops incorporating a stainless-steel sink, tiled splash backs, Bosch double oven, integrated washing machine, tumble drier, fridge freezer and dish washer, Bosch induction hob with extractor hood above, pantry cupboard housing the hot water tank, panelled ceiling with downlighters.

Dining Area: Tiled flooring, window and door leading to the rear garden.

Upstairs Landing: Two windows on the stairwell, access to the loft space, shelved linen cupboard and radiator.

Master Bedroom: Front facing with window overlooking the front garden, radiator, fitted wardrobes with panel doors, built in dressing table with shelves, hanging rails and light.

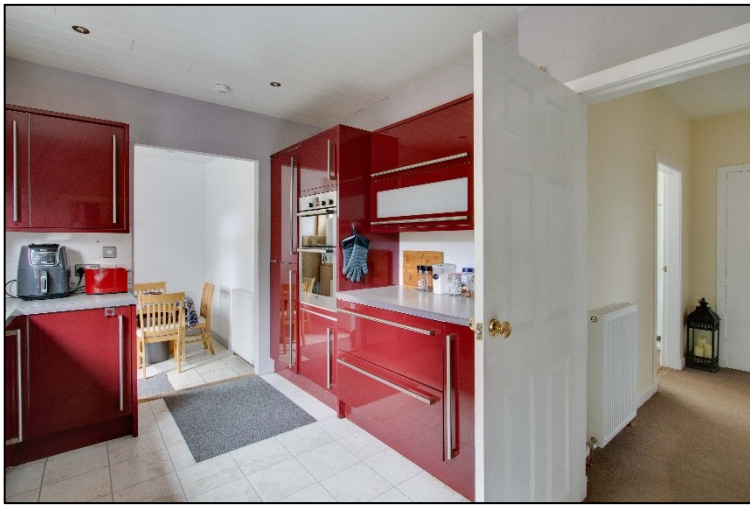
Bedroom 2: Side facing with window and radiator.

Bedroom 3: Rear facing, window, shelved wardrobe, and radiator.

Shower Room: Walk in shower room, toilet, wash hand basin, glass vanity unit, wet wall around, panel ceiling, window and radiator.

Outside: Low maintenance front garden, laid to stones providing parking for several vehicles, raised flower bed, outside socket, access to the rear garden. To the rear the extensive garden is on split levels, laid to slabs, patio area with decking, greenhouse, wooden shed and outside socket. The garage is positioned a short walk from the property.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Services: Air Source Heat Pump, Solar Panels and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

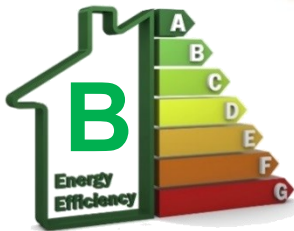
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD8 3RD

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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For a free no obligation valuation of your own property call our Property Department on 01674 672353.