

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**58 Gowan Rigg, Forfar, DD8 2EE**

- **Semi Detached Bungalow on Corner Plot**
- **Hallway**
- **Lounge**
- **Kitchen with Integral Oven Hob & Extractor**
- **Modern Bathroom**
- **2 Bedrooms with Fitted Wardrobes**
- **Gas Central Heating & Double Glazing**
- **EPC Band C**
- **Gardens**
- **Driveway & Detached Garage**

**FIXED PRICE £137,500 ( HR Value 140K)**

This well-proportioned, modern, detached bungalow occupies a generous sized corner plot within a sought after residential location of varied yet similar styled homes all built to a high standard by A & J Stephen Homes. The town centre and all local amenities including shops, schools and public transport are within convenient distance. Forfar offers a broad cross section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

This particular property has been well maintained and benefits from gas fired central heating, double glazing, dining sized kitchen with integral oven, hob and extractor hood, recently installed bathroom with shower and two double bedrooms both with fitted wardrobes.

Externally, the well-proportioned corner plot has easily maintained gardens to front, side and rear with driveway and single garage.

This is an excellent opportunity to obtain a spacious home of this style and location and viewing is highly recommended.

**Entrance Hallway:** Wooden exterior door. Hatch to loft space. Airing cupboard housing central heating boiler. Useful cloak cupboard.

**Lounge:** Approx. 14'x13'11". A bright and spacious public room having double glazed windows to both front and side.





**Kitchen/Dining:**

Approx. 11'5x9'5. Fitted with a range of floor, wall and drawer units with integral Beco electric oven, gas hob and extractor hood. Plumbed for automatic washing machine. 1 ½ sink and drainer with mixer tap. Tiled to splashback. Space for small table and chairs.



**Bathroom:**

Approx. 6'11x5'6. Modern three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Wet wall panelling.

**Bedroom 1:**

Approx. 9'6x9'2. Double bedroom with double glazed window enjoying outlook over the rear garden. Two double fitted wardrobes.



**Bedroom 2:**

Approx. 10'1x8'11 (at widest point). Another double bedroom with double glazed window to front. Double fitted wardrobes.

**Outside:**

The property occupies a generous, well bounded and defined corner plot with driveway parking leading to the single garage which has up-and-over door, power and light with side courtesy door. The front and side garden has a range of shrubs and trees including holly. The rear garden is again laid mainly to lawn and has external water supply and drying area with rotary dryer.



Illustration For Identification Purposes Only. Not To Scale (ID523148 / Ref:691£



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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