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67 Charleston Village
Forfar
DD8 1UG

FIXED PRICE
£169,995



Situated on an elevated plot, with countryside views to the rear. This detached bungalow is non traditional construction however is immaculately presented and offers modern bright accommodation throughout.

This property comprises of kitchen, lounge, bathroom and two bedrooms. The property benefits from LPG central heating and double glazing throughout

Externally, the property has a good size garden to the rear mainly laid to lawn and is fully enclosed and benefits from a shed and summer house. The front garden is mainly laid to chips and is fully enclosed. The good size driveway has parking for two cars and gives access to the single garage.

The property is of a Non-Traditional/single skin form of construction and we advise all interested parties to consult their mortgage advisor in advance of putting in any offers to ensure they secure lending.



Lounge 5.28m x 3.15m (17'4" x 10'4")

Located to the front of the property and accessed from the kitchen and hall. This is a well-proportioned room with lots of natural light from the French doors to the front and side facing window. Wooden fire surround with decorative electric stove style fire.(Please note the lounge curtains are not included in the sale)

Kitchen 3.53m x 3.12m (11'7" x 10'3")

The kitchen is modern and features grey base and wall shaker style units. There is an integrated electric double oven, electric hob and dishwasher. The free standing washing machine and fridge freezer are not included in the sale. Dual aspect windows to the side and rear. Door to rear garden.

Bedroom One 4.07m x 3.12m (13'4" x 10'3")

With a rear facing window overlooking the garden. The free standing wardrobes are included in the sale.

Bedroom Two 3.57m x 3.12m (11'9" x 10'3")

Looking towards the front, this well-proportioned room currently benefits from a cupboard.

Bathroom 2.62m x 2.28m (8'7" x 7'6")

Modern bathroom, comprising of W.C, wash hand basin, free standing bath and large shower enclosure with mains shower, rear facing window and an extractor fan.

Loft Storage Space 6.71m x 2.69m (22'0" x 8'10")

Accessed via a wooden ladder. This room cannot be classified as a bedroom but it is fully lined with a Velux window and a storage cupboard.



■ 2 Bedrooms

■ Lounge

■ Bathroom

■ Dining Kitchen

■ Summer House

■ Driveway for Several Cars

■ Beautiful Open Views

■ Fully Enclosed Garden

■ EPC F

■ Council Tax Band B



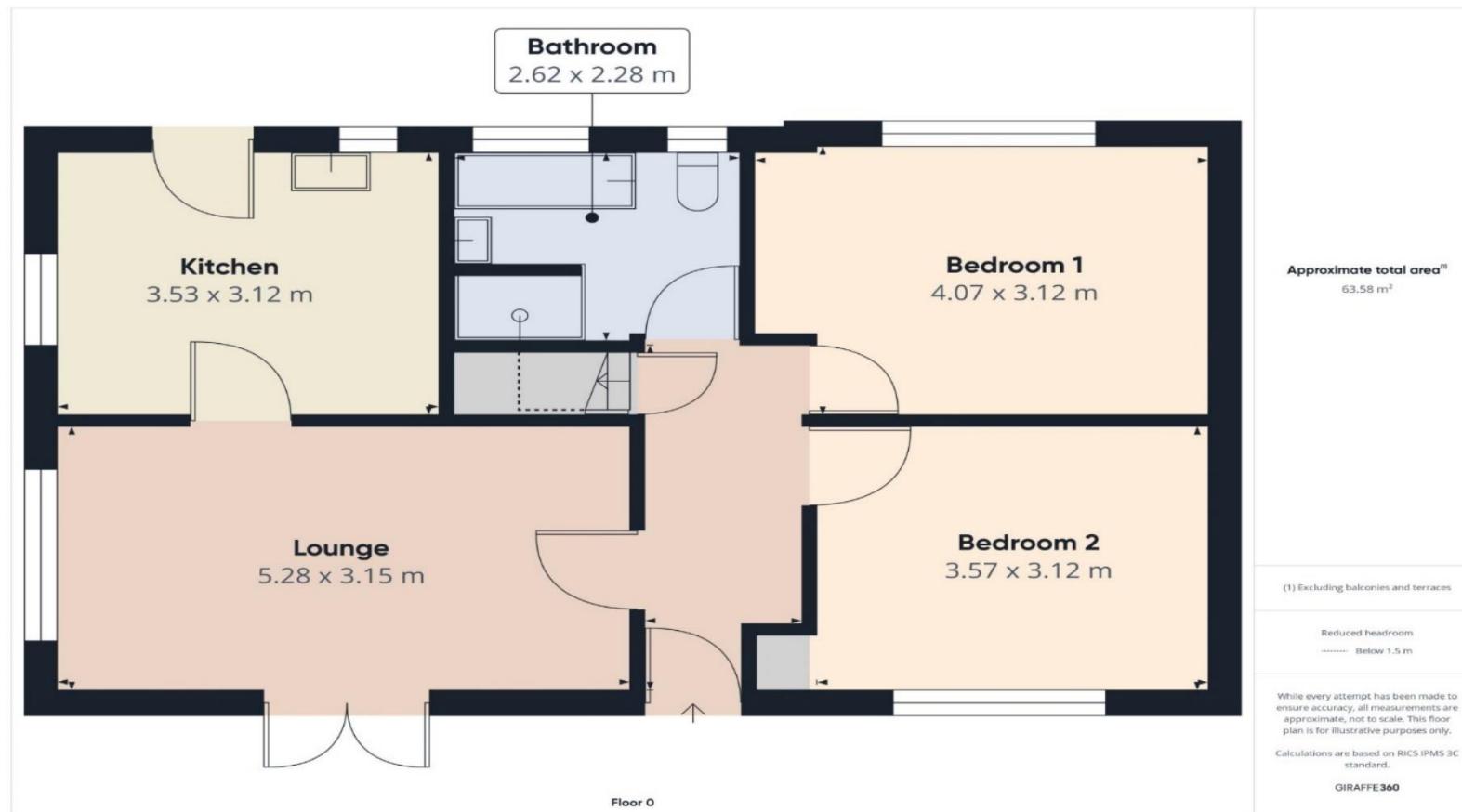






Directions: On the A94 Meigle to Forfar Road take a right turn into Charleston Village, the property is on the back row opposite the bowling club and can be identified by our for sale board.

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk