

# 71 Westfield Loan

FORFAR, DD8 1JN



*FABULOUS BUNGALOW WITH THREE  
BEDROOMS AND PLENTY OF STORAGE*



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McEwan Fraser Legal is delighted to offer a potential part exchange on this desirable home. Call us to ask how we can help you move with ease. Presenting a stunning opportunity to acquire a spacious bungalow in a sought-after location, this property offers the epitome of comfortable living.

Boasting three bedrooms, a generously sized split-level lounge and dining room, and a gorgeously styled breakfasting kitchen, this home is ideal for both family living and entertaining guests. The spa-inspired bathroom features a luxurious tub for soaking and a large walk-in shower cubicle, providing a retreat-like experience. Copious storage ensures ample space for belongings.

Externally, the property sits on a corner plot with wrap-around gardens, offering privacy and outdoor enjoyment. With the added convenience of a garage and two driveways providing ample space for multiple vehicles, including a camper van or caravan, this property truly ticks all the boxes. Don't miss out on the opportunity to make this your dream home - arrange a viewing today.

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**Bedroom 1**





**Bedroom 2**





**Bedroom 3**

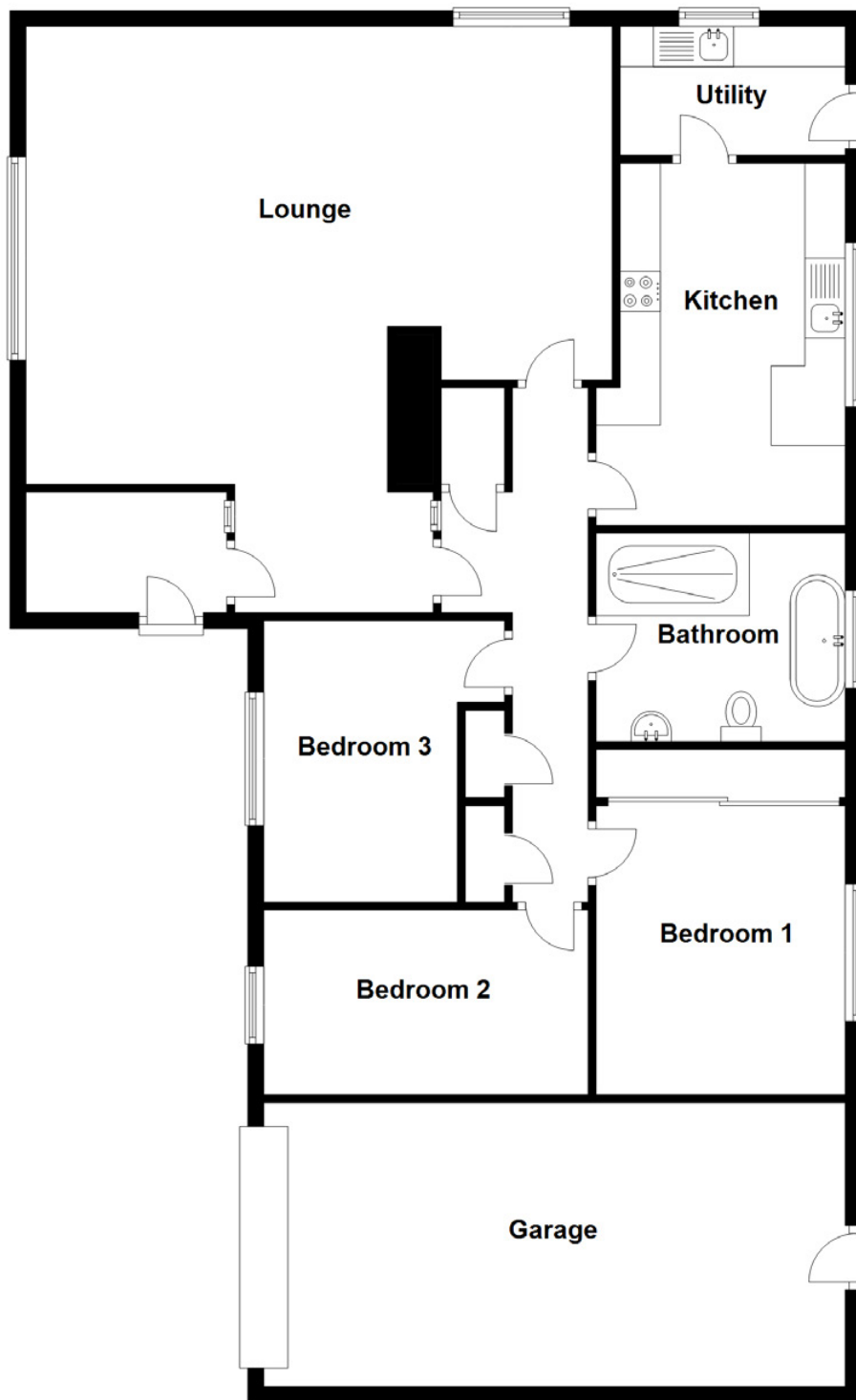




“...THE SPA-INSPIRED BATHROOM FEATURES A LUXURIOUS TUB FOR SOAKING AND A LARGE WALK-IN SHOWER CUBICLE, PROVIDING A RETREAT-LIKE EXPERIENCE...”







Approximate Dimensions  
(Taken from the widest point)

Lounge	7.30m (23'11") x 5.70m (18'8")	Bathroom	3.10m (10'2") x 2.60m (8'6")
Kitchen	4.50m (14'9") x 3.10m (10'2")	Utility	2.80m (9'2") x 1.60m (5'3")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 112m <sup>2</sup>	
Bedroom 2	4.00m (13'2") x 2.30m (7'6")	EPC Rating: D	
Bedroom 3	3.50m (11'6") x 3.00m (9'10")		





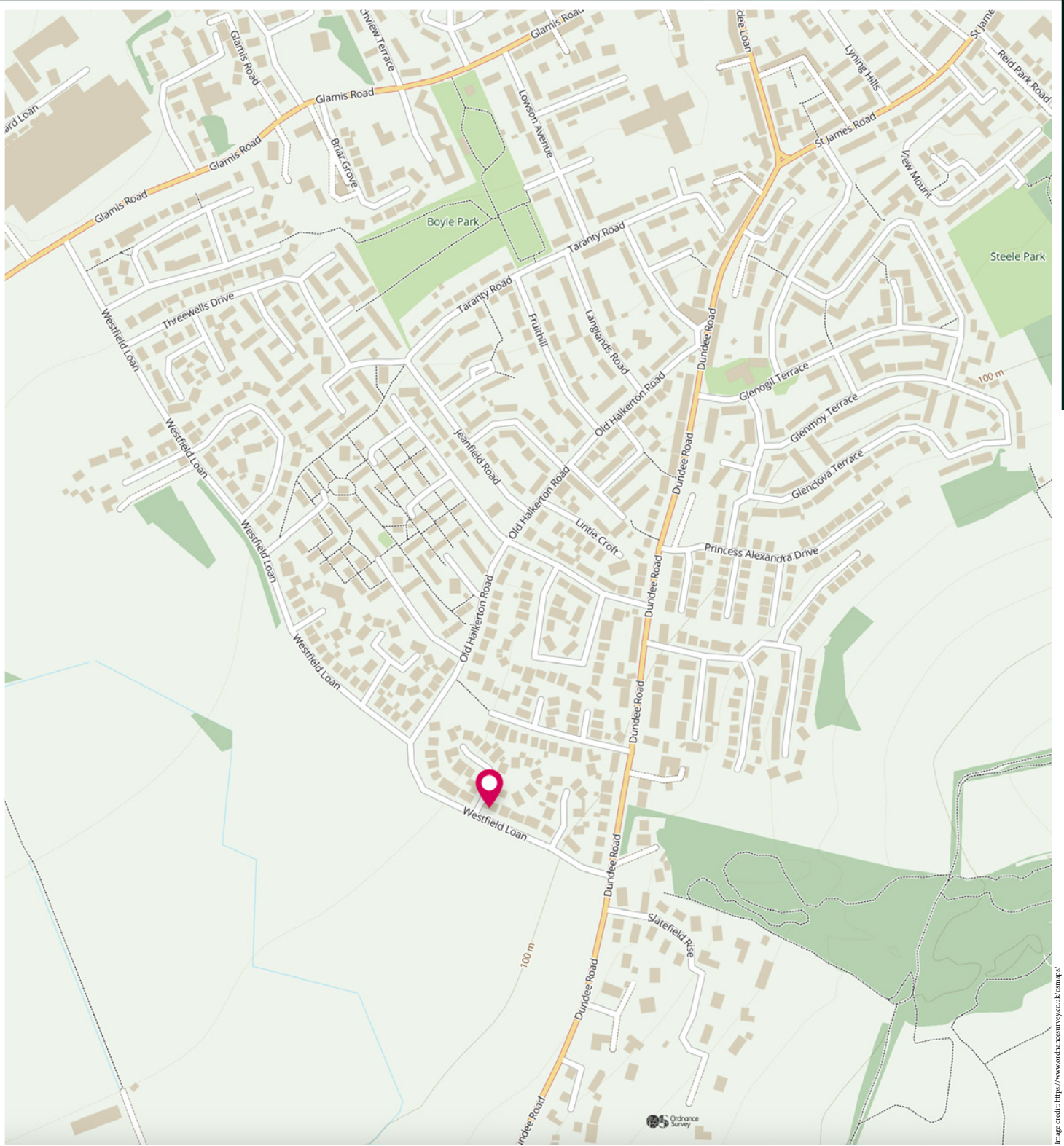
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Nestled in the heart of Angus, Forfar offers an idyllic setting for those seeking a perfect blend of rural tranquility and modern convenience. Boasting a rich history and a vibrant community, Forfar presents an inviting backdrop for families and individuals alike. With its charming streets, bustling town center, and array of amenities, including shops, restaurants, and leisure facilities, Forfar provides everything one could desire for comfortable living. Surrounded by picturesque countryside, including the stunning Angus Glens and Forfar Loch, outdoor enthusiasts will find endless opportunities for exploration and adventure right on their doorstep.

With excellent transport links to nearby cities such as Dundee and Aberdeen, Forfar offers easy access to urban amenities while maintaining its distinct small-town charm. Whether you're drawn to its rich history, natural beauty, or welcoming community, Forfar truly has something to offer everyone. Don't miss out on the opportunity to make Forfar your home – schedule a viewing today and discover the magic of this charming town.

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## The Location



# McEwan Fraser Legal

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