

Simple Approach



**17 Strathmore Road, Forfar  
Angus DD8 1RX**

**Offers over £129,995**

Simple Approach are pleased to welcome this charming two-bedroom, end-terraced bungalow in the highly sought after area of Glamis, Forfar to the residential market. This fantastic property is ideally placed to take advantage of all local amenities found the village just minutes away and is the ideal home for any growing family seeking the benefits of peaceful living within serene village location. This spacious accommodation benefits from a bright lounge with an open coal fire creating a warm welcoming ambience, a sizable kitchen with ample space for dining, two generous bedrooms one of which has useful fitted storage and the property is complete with a family bathroom with shower over bath facility. This excellent home benefits from spacious living throughout, double glazing windows and a spacious rear garden. Viewing this property is essential to fully appreciate the overall size and brilliant location of the property on offer. Viewing is by appointment with Simple Approach Dundee Just call 01382 646133.

**Entrance Hallway**

**Lounge**

**Kitchen**

**Bedroom**

**Bedroom**

**Bathroom**





- End-Terraced Bungalow
- Large Kitchen
- Home Report Value £150,000
- Two Generous Bedrooms
- Private Rear Garden
- Sizable Lounge With Open Coal Fire
- Spacious Accommodation Throughout



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	