

Simple Approach



**18A Guthrie Street, Forfar
DD8 2PS**

Offers over £189,995

Simple Approach are pleased to welcome this exceptional opportunity to purchase this well presented, detached bungalow on Guthrie Street. Set within the desirable area of Letham, Forfar – this property could not be better situated to take advantage of all local amenities and benefiting from being just a short drive away from Dundee City Centre. This impressive bungalow offers comfortable accommodation throughout, comprising; a welcoming entrance hall, a bright and spacious lounge, sizable kitchen, a useful utility room, two generous bedrooms with a master ensuite and a further shower room. Guthrie Street further benefits from modern comforts such as gas central heating, double glazing, a large private driveway and garage, along with a fully enclosed rear garden with picturesque views of rolling fields. This property lends itself to a wide range of buyers, including first time buyers, mature couple or any growing family looking for a well located home in great condition throughout which only viewing will confirm to the purchaser. Viewing is essential to fully appreciate the quality of home on offer.

Lounge
15'8" x 13'1" (4.78 x 4.01)

Kitchen
9'10" x 12'9" (3.01 x 3.89)

Utility
7'5" x 6'0" (2.27 x 1.85)

Diningroom
11'7" x 8'9" (3.54 x 2.69)

Bedroom
9'4" x 12'4" (2.87 x 3.76)

Bedroom
12'4" x 10'7" (3.76 x 3.23)

Ensuite
6'5 x 3 (1.96m x 0.91m)

Bathroom
10 x 6 (3.05m x 1.83m)

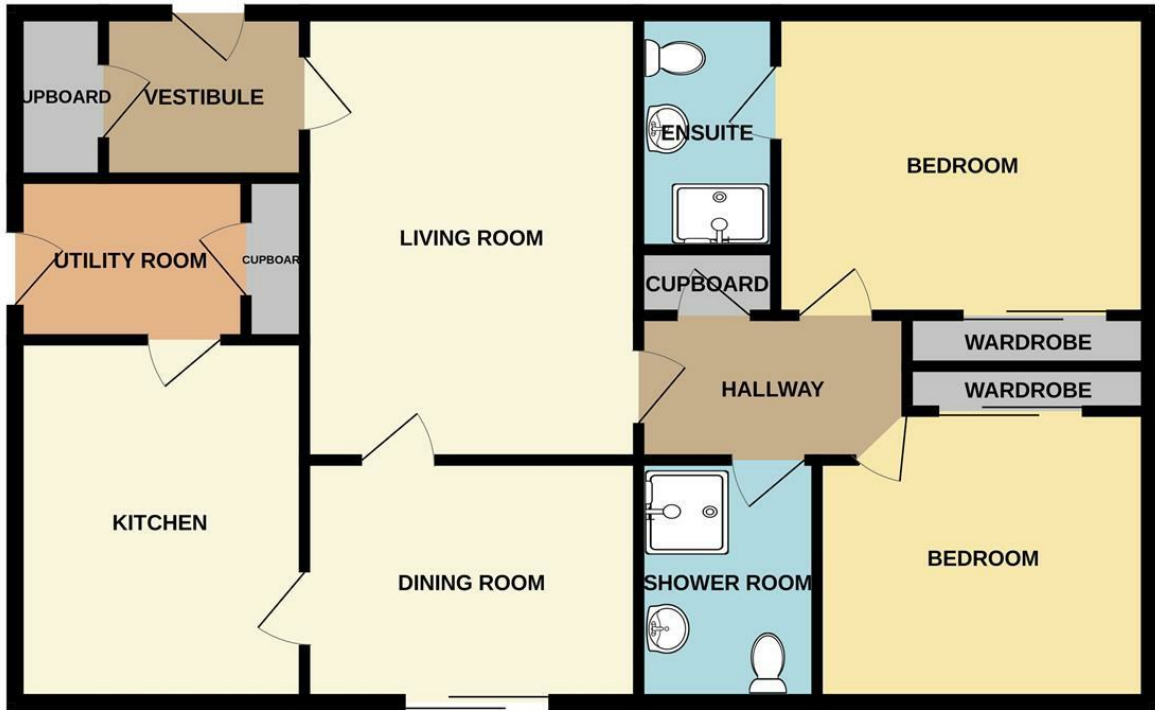




- Well Presented Detached Bungalow
- Two Generous Bedrooms (Master Ensuite)
- Bright & Spacious Lounge
- Highly Desirable Village Location
- Picturesque Views
- Private Driveway & Garage
- Gas Central Heating & Double Glazing



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.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		