

9 Priory Wynd

GOWANBANK, FORFAR, ANGUS, DD8 2UQ



Delightful three-bedroom villa in a modern and desirable area. Spacious and bright lounge, dining kitchen and guest cloakroom.



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Nestled in a sought-after location, this stunning three-bedroom semi-detached villa offers the perfect combination of space, style, and comfort.

THE LOUNGE



Step inside and be greeted by a spacious lounge, flooded by natural daylight.

THE KITCHEN



The adjoining dining kitchen provides the ideal setting for entertaining, with ample space for cooking and dining. A convenient guest cloakroom with toilet and wash hand basin on the ground floor adds practicality to this already inviting space, while a walk-in store under the stairs provides handy storage solutions.





Venture upstairs to discover three generously sized bedrooms, offering comfortable accommodation for the whole family. The family bathroom completes the upper floor, providing a relaxing retreat after a long day.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



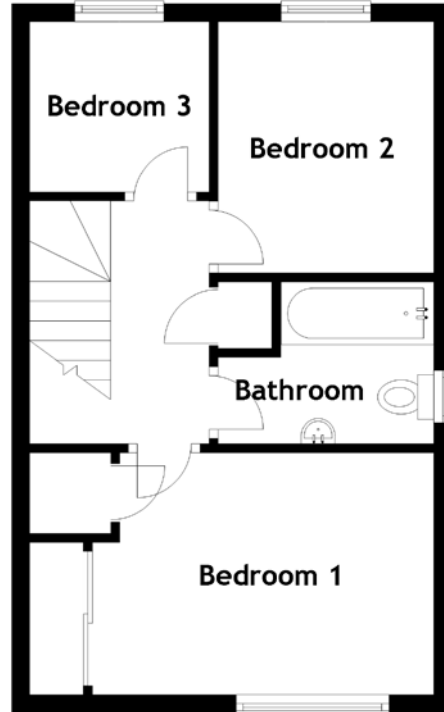
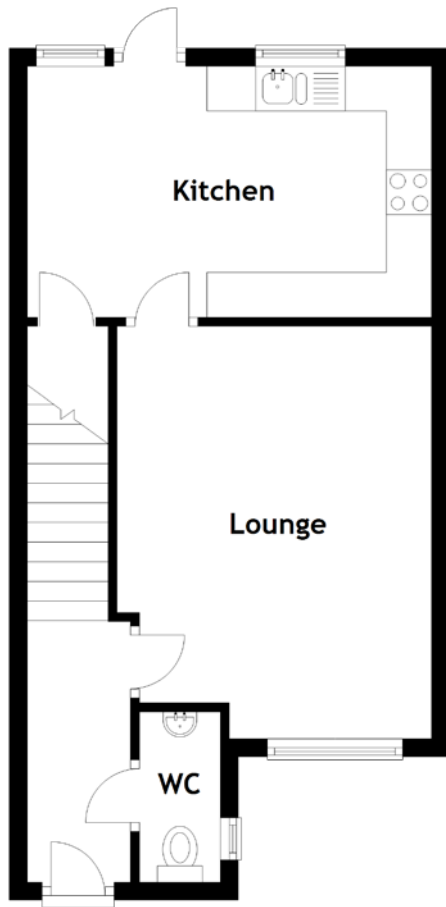
Outside, the property boasts a drive to the side and a garage with electric door, adding to its appeal and providing off-road parking for multiple vehicles. Delightful gardens to the front and back offer the perfect backdrop for outdoor enjoyment, whether it's enjoying a morning coffee in the sunshine or hosting a barbecue with loved ones.

With its spacious layout, modern amenities, and charming outdoor spaces, this semi-detached villa is the perfect place to call home. Don't miss out on the opportunity to make it yours – schedule a viewing today and start imagining your life in this beautiful property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

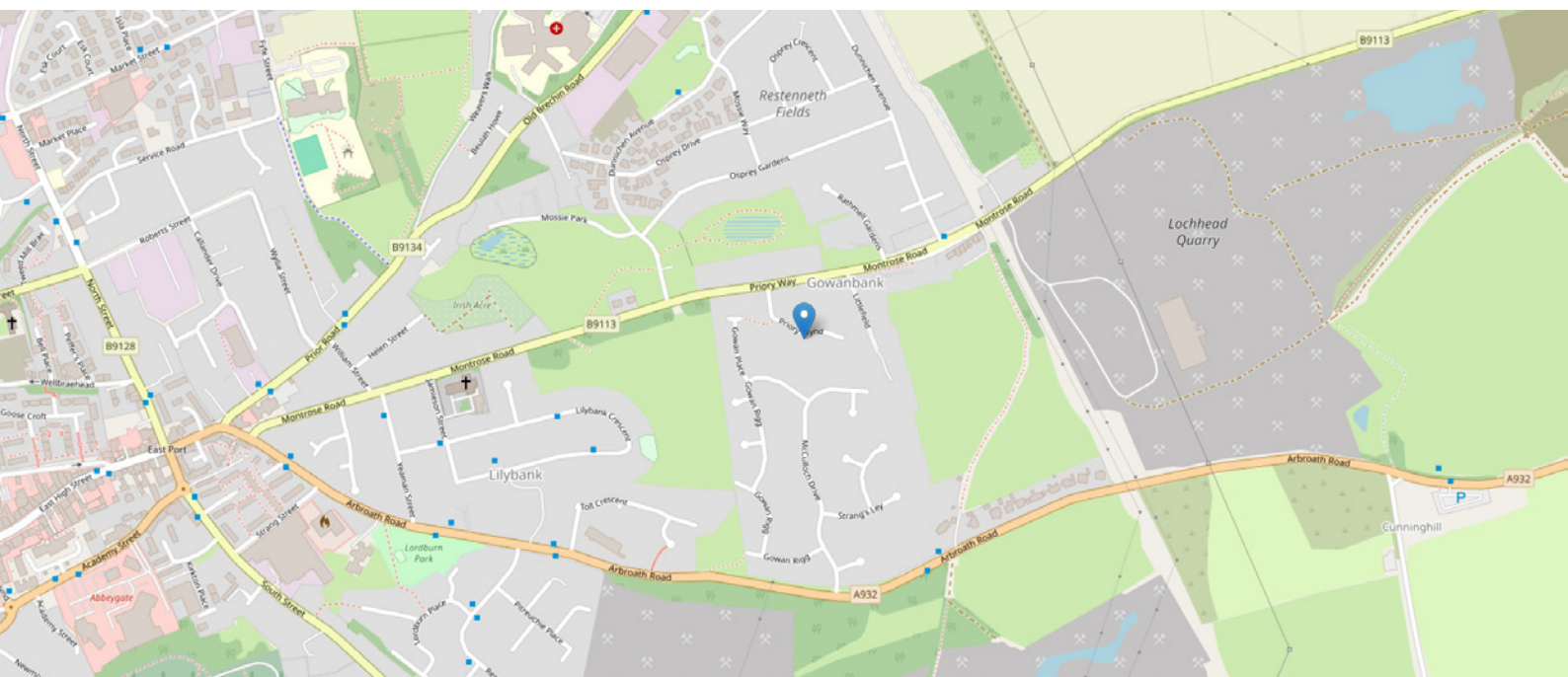


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 2.80m (9'2")
WC	1.90m (6'3") x 0.90m (2'11")
Bathroom	2.40m (7'11") x 1.80m (5'11")

Bedroom 1	3.80m (12'6") x 2.70m (8'10")
Bedroom 2	2.80m (9'2") x 2.40m (7'11")
Bedroom 3	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 92m²
EPC Rating: B



THE LOCATION

Nestled amid the picturesque Angus countryside lies the tranquil village of Gowanbank, a hidden gem awaiting discovery. Steeped in history and natural beauty, Gowanbank offers a serene escape from the hustle and bustle of modern life. Surrounded by rolling green fields and meandering streams, Gowanbank boasts a peaceful atmosphere that invites residents to unwind and reconnect with nature. From leisurely walks along scenic country lanes to idyllic picnics in the nearby parks, there's no shortage of outdoor activities to enjoy in this charming village.





For those with a passion for history and culture, Gowanbank offers a glimpse into the past with its historic landmarks and architectural treasures. Explore the ruins of ancient castles, wander through quaint stone cottages, and immerse yourself in the rich heritage of this enchanting village.

Despite its rural setting, Gowanbank is just a short drive away from the bustling town of Forfar, where residents can find an array of amenities, including shops, restaurants, and entertainment options. With excellent transport links to nearby cities such as Dundee and Aberdeen, Gowanbank offers the perfect balance of rural tranquillity and urban convenience.

Whether you're seeking a peaceful retreat to call home or a scenic getaway for a weekend escape, Gowanbank welcomes you with open arms. Discover the beauty and charm of this hidden gem and experience the magic of village life in Angus.



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