

Simple Approach



**2 Burnside Road, Forfar  
Angus DD8 2PH**

**Offers over £289,995**

Simple Approach are pleased to offer this very unique detached family home with immaculate modern interior to the residential market. 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 stunning family home has been designed with contemporary style throughout and held to a very high standard by the current owners, comprising; a bright and open entrance hallway, a grand open plan lounge/dining room with beautiful patio doors and large windows allowing for plentiful natural light to flood the room and an electric fire feature providing the most pleasant warm and welcoming ambiance. There is a very attractive, modern fitted kitchen with an island counter which has been decorated with excellent taste. A useful utility room and a downstairs WC completes the ground floor of this lovely home. Upstairs, the property enjoys a chic bathroom with a free-standing bath, three large bedrooms all with fitted wardrobe space and a master ensuite shower room. Burnside Road enjoys many modern day comforts such as gas central heating, double glazing, a private driveway, a garage and an impressive fully enclosed rear garden. This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

**Entrance Vestibule**

5'0" x 4'1" (1.53 x 1.27)

**Entrance Hallway**

12'2" x 9'9" (3.71 x 2.98)

**Lounge**

16'11" x 15'4" (5.18 x 4.68)

**Dining room**

13'1" x 14'3" (4.00 x 4.36)

**Kitchen**

13'5" x 15'4" (4.11 x 4.69)

**Utility**

8'9" x 4'9" (2.67 x 1.46)

**w/c**

4'9" x 4'11" (1.46 x 1.52)

**Bedroom**

13'6" x 14'11" (4.14 x 4.55)

**Ensuite**

8'1" x 4'11" (2.48 x 1.51)

**Bedroom**

16'11" x 11'3" (5.18 x 3.44)

**Bedroom**

13'10" x 12'6" (4.23 x 3.82)

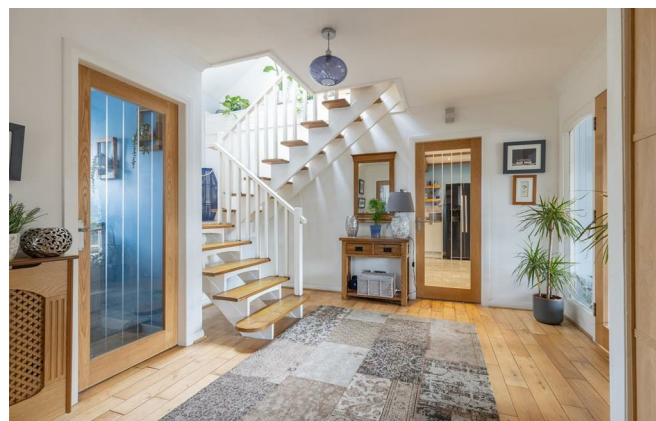
**Bathroom**

8'8" x 9'9" (2.66 x 2.98)





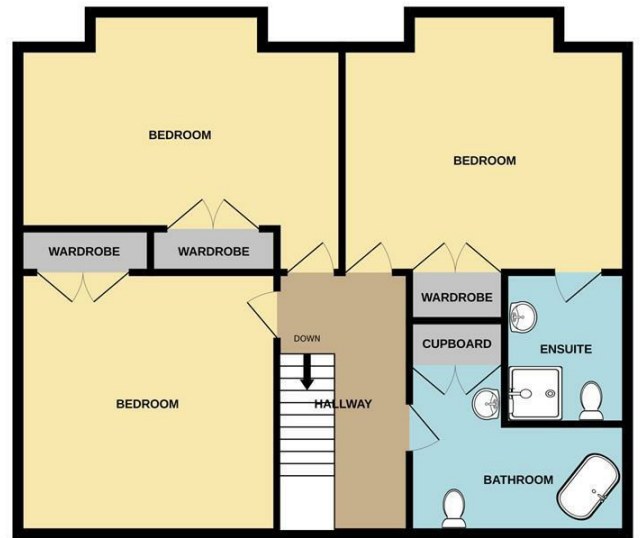
- Exceptional Detached Family Home
- Stylish Modern Fitted Kitchen
- Impressive Fully Enclosed Rear Garden
- Highly Sought After Location
- Three Generous Bedrooms & Master Ensuite
- Chic Bathroom With Free Standing Bath Feature
- Gas Central Heating & Double Glazing
- Open Plan Dining Room & Lounge
- Private Driveway & Garage
- Contemporary Interior Throughout



GROUND FLOOR



1ST 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) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			<b>73</b>
(69-80) <b>C</b>		<b>61</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	