



29 Old Brechin Road, Lunanhead, Forfar, DD8 3DU



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A rare opportunity to purchase one of only three bespoke NEW BUILD 3 BEDROOM DETACHED FAMILY VILLAS within the highly desirable area of Lunanhead close to the town of Forfar.

AREA

The property is situated on more of the most sought after streets in Lunanhead, in close proximity to the town of Forfar. Along with a cluster of Strathmore villages, Lunanhead plays a central role in Angus life. Forfar has a range of local amenities such as, a range of high street shops including a bakers, a leisure centre, golf course, an academy and primary schooling along together with a professional football team based nearby. The town sits in close proximity to the A90 linking Aberdeen and Dundee resulting in excellent commuter links as this motorway network connects major routes north and south.

DESCRIPTION

This site comprises of only three properties. All of which are detached family villas.

The properties comprise of: good sized and welcoming entrance hall with two large storage cupboards, bright and spacious lounge with cathedral style window, open plan kitchen leading onto a family room, utility room, W.C./cloakroom and master bedroom with en-suite on the ground floor together with two good sized double bedrooms and high specification family bathroom on the upper level.

Externally the driveway will be laid with mono block paving and the plots will be enclosed with timber fencing and slabbed.

SPECIFICATION

All internal doors are solid core oak veneer with satin chrome handles. Solid oak fascia and skirting boards. Another feature to the property is its 2.7m high ceilings. The lounge flooring is engineered oak. The bedrooms are carpeted and the kitchen, cloakroom, bathroom and en-suite can be Karndean flooring or tiled depending on your preference. Therefore making each home individual to you. The property benefits from having plenty of electrical and telephone sockets throughout with television points in each room and a master Sky point in the lounge. The houses are well insulated and fitted with highly efficient double glazing and warmth is provided by energy efficient gas central heating via Worcester combination boilers.

ENTRANCE HALL

25' 7" x 7' 3" (7.8m x 2.21m) The wide and welcoming entrance hall provides access to accommodation on the ground floor level.

LOUNGE

18' 2" x 12' 10" (5.54m x 3.91m) A bright and spacious public room with windows to the front and side. Ample space for free standing furniture.

OPEN PLAN KITCHEN/FAMILY ROOM

25' 7" x 10' 8" (7.8m x 3.25m) Fitted with a range of wall and base units with contrasting stone worktops and upstands with integrated resin sink with chrome mixer tap over. Peninsula breakfast bar. A range of integrated appliances are included such as double oven, fridge/freezer, dishwasher, four ring induction hob with stainless steel extractor hood over.

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UTILITY ROOM

7' 3" x 5' (2.21m x 1.52m) Fitted with a base unit with contrasting laminate worktop and upstands with integrated stainless steel sink with chrome mixer tap over. Space for washer/dryer.

SHOWER ROOM

7' 3" x 5' 8" (2.21m x 1.73m) Fitted with a white suite comprising: W.C., pedestal wash hand basin enclosed within vanity unit with storage below and shower cubicle finished with chrome fittings and aqua panels. Chrome heated towel rail.

MASTER BEDROOM

14' 9" x 12' 10" (4.5m x 3.91m) A generous sized double bedroom with window to the side. Built in wardrobe finished with hanging rail and shelving. Access to en-suite.

EN-SUITE SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.7m) Fitted with a white suite comprising: W.C., pedestal wash hand basin enclosed within vanity unit with storage below and shower cubicle finished with chrome fittings and aqua panels. Partial tiling to the walls. Chrome heated towel rail.

LANDING

A carpeted staircase leads to the first floor landing which provides access to all accommodation on this level.



BEDROOM 1

14' 8" x 12' 10" (4.47m x 3.91m) A good sized double bedroom with fitted wardrobe finished with hanging rail and shelving. Ample space for a range of free standing bedroom furniture.

BEDROOM 2

14' 8" x 12' 11" (4.47m x 3.94m) A further double bedroom with window to the side. Fitted wardrobe with hanging rail and shelving.

BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) Fitted with a modern white suite comprising: W.C., wash hand basin enclosed within vanity unit with storage under and bath with shower over finished with chrome fittings. Partial tiling to the walls.

EXTERNAL

Externally the walls are finished with a wet dash render with areas of defined stone and Marley weatherboard. Accentuated by slate roofing and dark grey windows. The property also benefits from a generous sized mono block paved driveway in addition to a complementary slabbed path around the side of the building leading onto a patio area to the rear which is ideal for socialising and relaxation during the summer months. The garden grounds are landscaped and laid to lawn where applicable.

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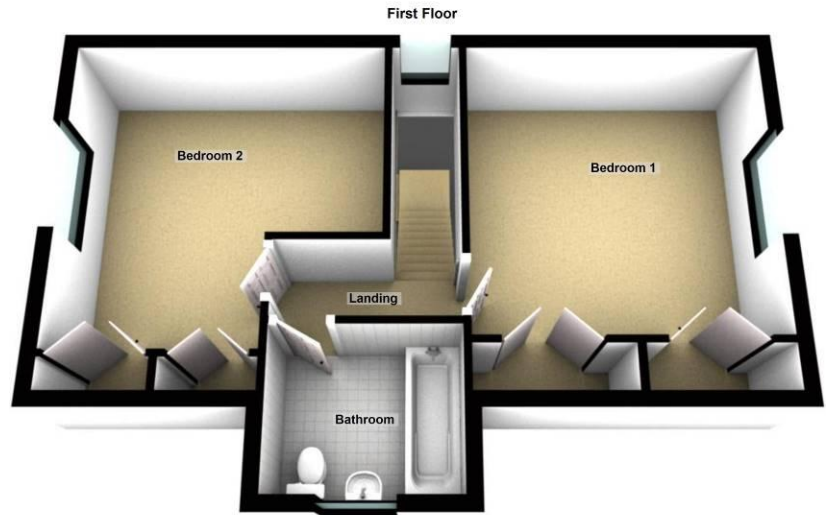
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