

T: 01382 200099

E: dundee@thorntons-law.co.uk
www.thorntons-property.co.uk

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The right way to move



38 Turfbeg Drive
| Forfar | DD8 3LH



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Offers Over £200,000

Exceptional opportunity to purchase this recently renovated detached villa which offers excellent views of Forfar and beyond. The location is ideal for: supermarkets, shops, schools, nature reserve and main arterial routes connection to all Angus towns and the cities of Dundee, Perth and Aberdeen.

The stunning upgraded accommodation comprises: hallway, lounge/dining with patio and French doors, modern fitted kitchen, conservatory, contemporary shower room and three good sized bedrooms. The impressive list of attributes includes: double glazing, new gas fired central heating system, contemporary internal doors, new electrics and chrome sockets, two heated towel rails, double shower, light fittings, carpets and electric cooker.

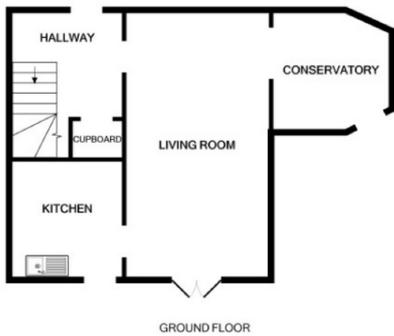
Externally vehicular needs are catered for by off street parking and a single garage with power, light and water. The well-planned garden is predominately a newly laid patio with matching boundary wall. This area also benefits from the delightful south facing views. Making a comfortable modern home early viewing is to be highly advised. EPC Rating - D.



- Detached Villa
- Newly Refurbished
- Stunning Views
- Lounge/Dining
- Modern Fitted Kitchen

- Contemporary Shower Room
- Three Bedrooms
- Conservatory; Garage; Drive
- Low Maintenance Garden
- DG; GCH; EPC - D





Lounge/Dining	20'0 x 10'9	6.10m x 3.28m
Kitchen	11'0 x 10'0	3.35m x 3.05m
Shower Room	9'6 x 6'3	2.90m x 1.91m
Bedroom 1	10'1 x 9'10	3.07m x 3.00m
Bedroom 2	9'10 x 9'5	3.00m x 2.87m
Bedroom 3	10'4 x 8'0	3.15m x 2.44m
Conservatory	10'6 x 11'5	3.20m x 3.48m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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