



Redroofs,
| Balgavies, Forfar | DD8 2TH

Thorntons 
Let's get a move on!





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Description

This is an outstanding opportunity to obtain an extremely spacious detached bungalow which provides comfortable family accommodation all over one floor level. This attractive home, formerly steeped in 1st World War history has since been renovated to suit to the needs of the growing family or would easily adapt as a B&B, holiday let, granny flat or teenage facilities etc if required. The accommodation is versatile to suit individual purchasers' requirements and is currently used (see the Floorplan) as 4 Reception Rooms, 2 Kitchens, 2 Conservatories, Games Room, Indoor Swimming Pool, 5 Bedrooms (3 En-Suite), Bathroom and W.C. There are ample storage facilities throughout.





Description

The property is in neutral decorative order and benefits from double glazing and oil central heater and 2 wood burning stoves. Externally the subjects are located on the edge of Montreathmont Forest and enjoy uninterrupted views across surrounding open countryside. The long gravel driveway provides parking for a number of vehicles and access to the triple garage and workshop. The well maintained grounds stretch to approx 1.5 acres and interesting features include a well stocked organic kitchen garden, informal wild-flower meadows, mature orchard, paddock areas, duck pond, hen house, large barn with adjoining wood store, office/store, sheds (all with power) and a single stable which can be utilised as kennels. The heated indoor swimming pool takes full advantage of the stunning views available.

A full range of services including schools are located at the nearby market town of Forfar and there is easy access to the cities of Dundee and Aberdeen. Early viewing is highly recommended. Please note Home Report value £480,000. EPC E







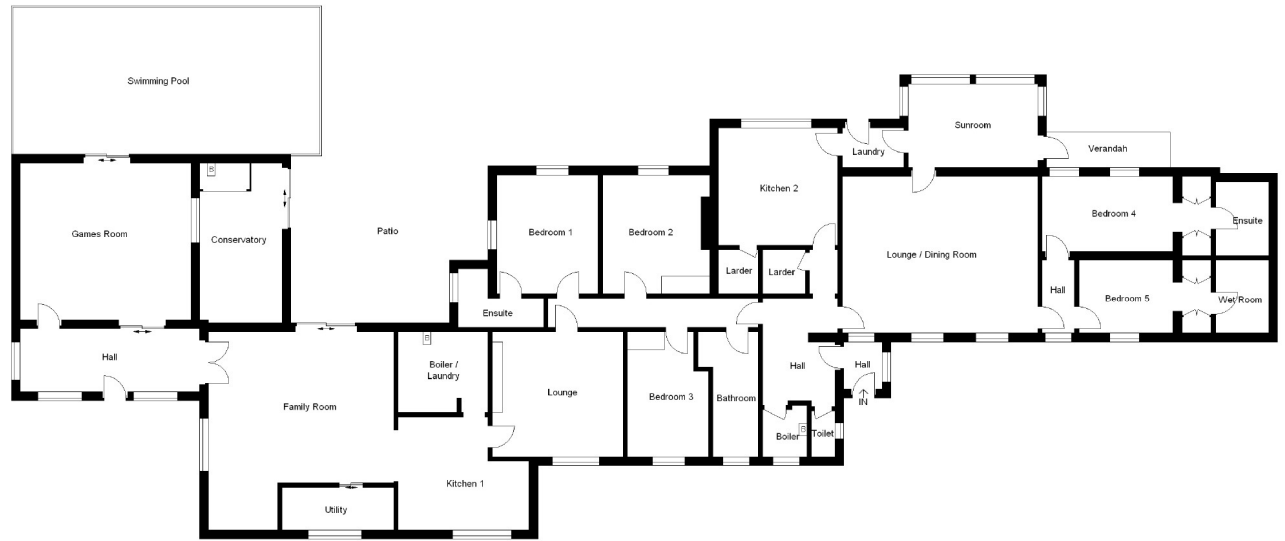


Illustration For Identification Purposes Only. Not To Scale (ID:312624 / Ref:59009)

Lounge/Dining	20'0 x 19'0	6.10m x 5.79m
Family Room	23'0 x 18'5	7.01m x 5.61m
Lounge	15'0 x 15'0	4.57m x 4.57m
Kitchen 1	13'0 x 14'0	3.96m x 4.27m
Kitchen 2	14'0 x 14'0	4.27m x 4.27m
Conservatory	19'8 x 10'0	5.99m x 3.05m
Sun Room	9'10 x 16'0	3.00m x 4.88m
Games Room/Studio	21'0 x 18'10	6.40m x 5.74m
Swimming Pool	36'0 x 18'2	10.97m x 5.54m
Bathroom	14'6 x 5'2	4.42m x 1.57m
Bedroom 1	15'3 x 12'0	4.65m x 3.66m
En-suite	8'6 x 6'0	2.59m x 1.83m
Bedroom 2	15'3 x 13'0	4.65m x 3.96m
Bedroom 3	15'0 x 9'10	4.57m x 3.00m
Bedroom 4	16'0 x 9'2	4.88m x 2.79m
En-suite	6'4 x 9'0	1.93m x 2.74m
Bedroom 5	11'0 x 9'3	3.35m x 2.82m
En-suite	9'4 x 6'4	2.84m x 1.93m
Bedroom 6/Study	14'6 x 5'2	4.42m x 1.57m
Boiler/Laundry	12'8 x 10'3	3.86m x 3.12m

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