



17 Lochbank Gardens,  
Forfar DD8 3HG

Offers Over £295,000

This is an excellent opportunity to obtain a substantial detached luxury Villa by Guild Homes which is located at the far end of an executive styled cul-de-sac with excellent views from the rear elevation towards Angus hills in the distance.

The subjects have been finished to high standards throughout to provide spacious and adaptable family accommodation over two floors. The property benefits from double glazing, gas central heating and will be sold with floorcoverings (including Karndean), blinds, fitted wardrobes, security alarm system and integrated gas hob, double oven, extractor hood, dishwasher and fridge/freezer included. There are ample storage facilities throughout and including within the attic area which is accessed via an extending ladder.

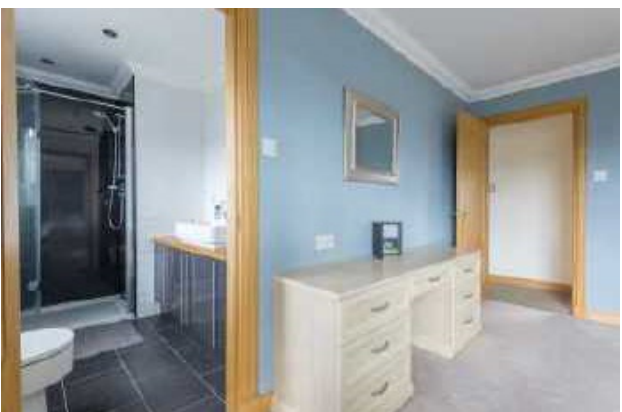
Externally the garden grounds surrounding the property have a large monoblock driveway which affords to the double garage with remote control door to front and connecting internal door to the property. There are also neatly manicured lawns, paved patio, raised wood decking patio and mature shrubs. The popular market town of Forfar boasts a wide range of amenities including schools, shops, restaurants, recreational facilities and easy access to the Angus Glens and cities of Dundee and Aberdeen. This particular property is a good example, is well located and early viewing is highly recommended. EPC-C.

- Detached luxury Villa
- 4 Public Rooms
- Breakfast Kitchen & Utility
- 4 Bedrooms - En Suite &
- 1 Jack & Jill Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Double Garage & Drive
- Good Sized Gardens
- Cul de Sac Location
- Excellent Views





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Lounge/Bay Window	19'7 x 16'0	(5.97m x 4.88m)
Dining Room	12'8 x 10'7	(3.86m x 3.23m)
Family Room	15'5 x 14'4	(4.70m x 4.37m)
Sun Lounge/Conservatory	12'7 x 11'6	(3.84m x 3.51m)
Shower Room	11'1 x 3'9	(3.38m x 1.14m)
Breakfast Kitchen	15'6 x 13'8	(4.72m x 4.17m)
Utility Room	8'9 x 6'2	(2.67m x 1.88m)
Master Bedroom	16'4 x 15'11	(4.98m x 4.85m)
En Suite Shower Room	8'8 x 6'2	(2.64m x 1.88m)
Bedroom 2	12'11 x 10'0	(3.94m x 3.05m)
Bedroom 3	12'3 x 12'0	(3.73m x 3.66m)
Bedroom 4	12'2 x 9'10	(3.71m x 3.00m)
Jack & Jill Bathroom	9'8 x 6'8	(2.95m x 2.03m)



Illustration For Identification Purposes Only. Not To Scale (ID:355569 / Ref:61363)

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T: 03330 430090 | E: [genea@thorntons-law.co.uk](mailto:genea@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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