



Rose Cottage Mid Row,  
Forfar DD8 3NX

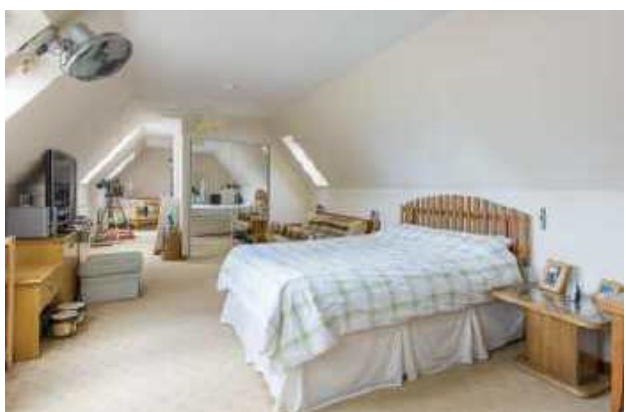
Offers Over £265,000

We are delighted to bring to the market this detached villa (former single storey cottage) which has been extensively renovated and extended by the current owner to provide exceptional accommodation over two floor levels. The subjects are in tasteful decorative order and benefit from double glazing, gas central heating, generously proportioned rooms sizes with adaptable usage and will be sold with floor coverings, blinds and integrated gas hob, 2 ovens and extractor hood included. The accommodation comprises lounge/family room, dining room, modern breakfast kitchen with centre island work station, cloakroom, utility room, family bathroom, WC and double bedroom at ground floor level. The bright and spacious upper floor level is currently open plan - split by the stairwell and can be used as a master bedroom with walk in wardrobe and study area or as a third bedroom/nursery facility. The formal dining room boasts a corner Aga wood burning stove and has patio doors providing access to the garden and splendid views towards open countryside and nature area beyond. The property benefits from triple glazing in the porch, dining room and new kitchen area. Externally, the driveway to the side provides ample parking and access to the pitched roof (and insulated loft area) double garage with power, light and fitted Risco alarm system. The secluded south facing enclosed rear garden has a large area of lawn, corner shed which can be used as a games room, lean-to, Summerhouse, covered patio area, further shed, dog kennel with run and bounds onto pleasant countryside with a pond - locally known as 'Swan View'. EPC - C

- Detached Villa
- Lounge/Family Room
- Dining Room
- Breakfast Kitchen
- Utility Room
- Cloakroom
- Family Bathroom
- 2 Double Bedrooms
- Study/Bedroom 3
- Double Garage & Drive
- Extensive Grounds
- Outhouses



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Lounge/Family Room	16'3 x 11'10	(4.95m x 3.61m)
Dining Room	25'9 x 14'9	(7.85m x 4.50m)
Breakfast Kitchen	22'9 x 13'5	(6.93m x 4.09m)
Cloakroom	7'8 x 4'0	(2.34m x 1.22m)
Utility Area	8'0 x 4'9	(2.44m x 1.45m)
Bedroom 1	16'5 x 9'7	(5.00m x 2.92m)
Bedroom 2	28'9 x 12'7	(8.76m x 3.84m)
Study/Bedroom 3	14'2 x 12'7	(4.32m x 3.84m)
Bathroom	10'8 x 6'5	(3.25m x 1.96m)



**FLOOR**

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 is given as to their operability or efficiency can be given.

Walsby, May 2011

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