



Rose Cottage Mid Row,
Forfar DD8 3NX

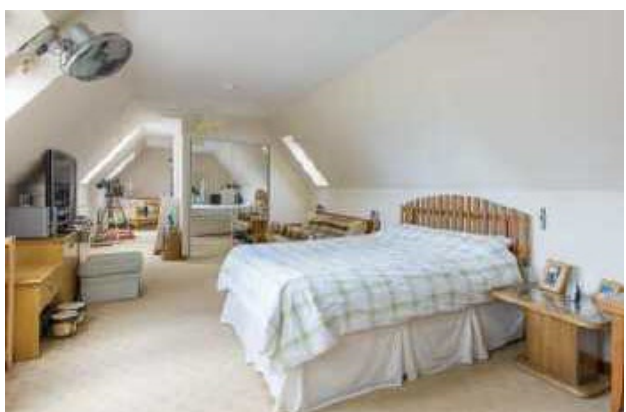
Offers Over £265,000

This is an outstanding opportunity to obtain a well appointed detached Villa which has been extensively renovated and extended to provide exceptional accommodation over two floor levels. The subjects are in tasteful decorative order and benefit from double glazing, gas central heating, good sized rooms with adaptable usage and will be sold with floor coverings, blinds and integrated gas hob, 2 ovens and extractor hood included. The versatile 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 enjoys open aspects towards open countryside, pond and nature area beyond (locally known as 'Swan View'). 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 and dog kennel with run. Early viewing is essential to fully appreciate the setting and standard of the subjects on offer. EPC - C

- Detached Villa
- Lounge/Family Room
- Dining Room
- Breakfast Kitchen
- Utility Room
- Cloakroom/WC
- 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 WC	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)



We have every effort been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should not be used for any other purpose. The plan is not to scale and is not intended to be used for any other purpose. The plan is not to scale and is not intended to be used for any other purpose. The plan is not to scale and is not intended to be used for any other purpose.

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