



Blythehill, 25 Hillside Road,
Forfar DD8 2AX

Offers Over £380,000

We are delighted to bring to the market this substantial stone built Villa which is set within extensive private garden grounds (approx 1 acre) and will provide comfortable, spacious and versatile accommodation over two floor levels which is thought to be ideally suited to the needs of the younger family. The subjects benefit from generously proportioned room sizes, gas central heating and will be sold with floor coverings, fridge/freezer, washing machine and integrated gas hob, extractor hood and double oven included. There are ample storage facilities including within the attic area. Interesting period features the ornate carved balustrades on the staircase, ornate ceiling plasterwork and feature stained glass tall window on the mid landing. Externally the long driveway provides ample parking facilities and access to the stone built garage. There are numerous useful outhouses to the rear. The enclosed private mature grounds have a kitchen garden and a wide selection of shrubs, trees, lawns and a former swimming pool area and may offer further development potential subject to appropriate planning permission etc. The need for upgrading is reflected in the asking price. The popular market town of Forfar boasts a wide range of facilities including schools, shops, restaurants, recreational facilities and easy access to the picturesque Angus Glens and cities of Aberdeen and Dundee. Early viewing is highly recommended.

- Detached Stone Built Villa
- 3 Public Rooms
- 5 Bedrooms
- Dining Kitchen & Utility
- Bathroom & Cloaks w.c.
- Gas Central Heating
- Garage & Long Drive
- Numerous Outhouses
- Extensive Grounds (1 acre)
- Separate Kitchen Garden



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Reception Hall	23'2 x 20'0	(7.06m x 6.10m)
Family Room	20'5 x 17'4	(6.22m x 5.28m)
Sitting Room	16'8 x 15'3	(5.08m x 4.65m)
Dining Room	14'10 x 14'6	(4.52m x 4.42m)
Dining Kitchen	15'54 x 14'7	(5.94m x 4.45m)
Utility Room	8'0 x 4'11	(2.44m x 1.50m)
Boiler Room	10'6 x 7'2	(3.20m x 2.18m)
Cloakroom w.c.	10'5 x 7'9	(3.18m x 2.36m)
Master Bedroom	16'0 x 14'6	(4.88m x 4.42m)
Bedroom 2	15'11 x 15'0	(4.85m x 4.57m)
Bedroom 3	15'0 x 14'2	(4.57m x 4.32m)
Bedroom 4	13'10 x 7'10	(4.22m x 2.39m)
Study/Bedroom 5	10'10 x 7'10	(3.30m x 2.39m)



GROUND FLOOR



FIRST FLOOR

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