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**Thorntons**   
*Let's get a move on!*



8 Slatefield Gardens

| Forfar | DD8 1PA



## 8 Slatefield Gardens

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Offers Over £235,000

We are delighted to bring to the market this stylish detached Villa which has been extensively modernised to provide exceptional accommodation over two floor levels.

This quality family home is in tasteful decorative order and benefits from double glazing, gas central heating and will be sold with blinds, floor coverings (including Amtico) and integrated gas hob, double oven, extractor hood and fridge/freezer. There are ample storage facilities throughout the property - including within the attic and eaves areas. The versatile accommodation comprises: lounge, open plan dining kitchen with family sitting area and French doors to the rear garden, 2 double bedrooms (1 En suite), bedrooms 3/study and a newly fitted shower room. Externally the long driveway provides parking and access to the single garage. There are secluded well maintained gardens surrounding the property with neatly manicured lawns and paved patio. EPC C.

The popular market town of Forfar boasts a wide range of facilities including schools, shops, restaurants, public



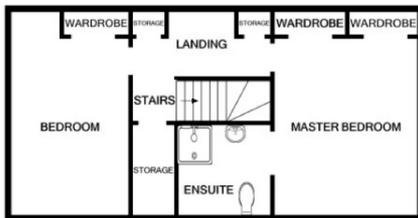
- Detached Villa
- Cul de sac Location
- Lounge & Open Plan Dining Kitchen/Family Room

- 3 Bedrooms (1 E/S)
- New Shower Room
- Garage & Driveway





GROUND FLOOR



1ST 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 as to their operability or efficiency can be given.  
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Lounge	20'1 x 16'8	6.12m x 5.08m
Open Plan Dining Kitchen/ Family Room	26'10 x 12'10	8.18m x 3.91m
Master Bedroom	13'8 x 11'0	4.17m x 3.35m
En Suite Shower Room	7'3 x 7'3	2.21m x 2.21m
Bedroom 2	16'2 x 9'6	4.93m x 2.90m
Bedroom 3/Study	11'0 x 8'8	3.35m x 2.64m
Shower Room	8'5 x 6'11	2.57m x 2.11m

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