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11 Sir James Duncan Gardens

| Forfar | DD8 2JX



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Offers Over £220,000

We are delighted to bring to the market this well maintained detached villa by Scotia Homes which provides comfortable and spacious accommodation over two floor levels. This family home is in neutral decorative order and benefits from double glazing and gas central heating. All floor coverings, blinds and integrated gas hob, oven, extractor hood, fridge, freezer and washer/dryer included. There are ample storage facilities throughout the property including within the attic area. The well proportioned accommodation comprises: lounge, dining room/

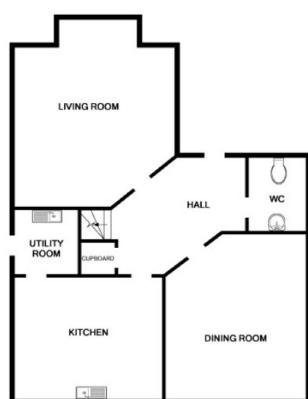
bedroom 4 with patio doors, dining kitchen, utility room, 3 double bedrooms (1 en-suite) and a family bathroom. Externally, the property is set within a large plot at the far end of a cul-de-sac of similar sized properties and has low maintenance gardens to the front, side and rear with paved patio, lawns, mature trees and a useful shed. The driveway provides parking and access to the detached single garage. EPC - C.

The popular market town of Forfar boasts a wide range of facilities including schools, recreational facilities, shops, restaurants, public transport and easy access to Aberdeen and Dundee via the A90 dual carriageway. Early viewing is highly recommended.

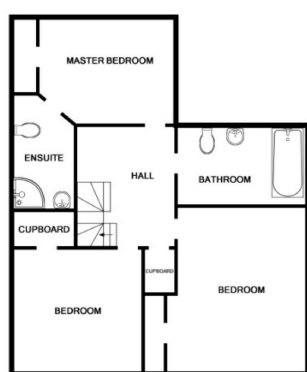


- Detached Villa
- Lounge
- Dining Room/Bedroom 4
- 3 Bedrooms (1 E/S)
- Dining Kitchen & Utility
- Bathroom & Cloakroom
- DG, GCH, EPC - C
- Garage & Drive
- Gardens & Shed
- Cul-de-sac Location





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.
Made with Metaplan 02019

Lounge	15'7 x 14'10	4.75m x 4.52m
Dining Room/Bedroom 4	12'5 x 9'8	3.78m x 2.95m
Dining Kitchen	13'11 x 9'11	4.24m x 3.02m
Utility	6'2 x 5'9	1.88m x 1.75m
Cloakroom w.c.	5'8 x 3'7	1.73m x 1.09m
Master Bedroom	12'8 x 12'6	3.86m x 3.81m
En Suite Shower Room	6'11 x 5'10	2.11m x 1.78m
Bedroom 2	12'10 x 10'2	3.91m x 3.10m
Bedroom 3	11'4 x 9'11	3.45m x 3.02m
Bathroom	8'9 x 5'7	2.67m x 1.70m

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