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**Thorntons**   
The right way to move



## 3 Gowanbank Cottages

Gowanbank | Forfar | DD8 2SU



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Offers Over £189,950

Exceptional opportunity to purchase this newly renovated mid-terraced cottage located on the outskirts of Forfar. Being the county town, Forfar benefits from a wide selection of social, leisure, retail ,educational and sporting amenities, most being close at hand.

This completely renovated property offers a sympathetic blend of traditional style and contemporary living which forms a delightful and comfortable family residence. Accommodation comprises: hallway, lounge with log burner, large kitchen/dining featuring "French" doors, W.C. family bathroom, two double and one single bedroom/study. The impressive list of attributes includes: electric wet heating with combination boiler, double glazing, laminate flooring, open views, wood panelled doors, integrated double oven, microwave, hob, extractor, fridge and freezer. Externally vehicular needs are catered for by Monobloc parking whilst the extensive south facing garden features; lawns, produce area, mature trees. shed and patio. This property is in move-in condition and early viewing is to be highly recommended.





- Mid-Terraced Cottage
- Newly Renovated
- Lounge
- Kitchen/Dining
- W.C. Bathroom

- Two Double Bedrooms
- Single Bedroom/Study
- CH: DG; EPC - C
- Many Attributes
- Parking; Large Garden; Shed



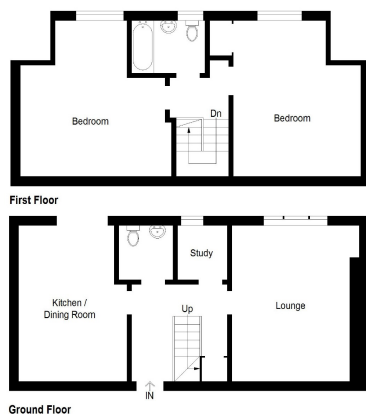


Illustration For Identification Purposes Only. Not To Scale (ID:654614 / Ref:73913)

Lounge	16'0 x 12'5	4.88m x 3.78m
Kitchen/Dining	16'0 x 11'0	4.88m x 3.35m
W,C.	6'5 x 5'8	1.96m x 1.73m
Bathroom	7'3 x 7'2	2.21m x 2.18m
Bedroom 1	13'3 x 13'0	4.04m x 3.96m
Bedroom 2	15'3 x 13'1	4.65m x 3.99m
Bedroom 3/Study	6'6 x 6'6	1.98m x 1.98m

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