

# Rose Cottage

LINTIE CROFT, FORFAR, ANGUS, DD8 1PP



*An exceptional investment opportunity awaits long-term investors with this tenanted detached three-bedroom bungalow*



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An exceptional investment opportunity awaits long-term investors with this tenanted detached three-bedroom bungalow, situated in a highly sought-after location in Forfar. Currently occupied by long-term tenants who are happy to pay up to £1000 per month, this property offers a steady and reliable income stream. The tenants, who are retired, have resided here for an extended period and have expressed a desire to continue their tenancy indefinitely. The tenants have also made numerous improvements to the property in the past, enhancing its value and appeal.

# THE LOUNGE



The bungalow features a practical and well-designed layout, comprising a welcoming hallway, multiple storage cupboards, a comfortable living room, and a modern kitchen complete with a utility room.

# THE KITCHEN





The accommodation includes three double bedrooms, one of which benefits from an ensuite shower room, in addition to a contemporary family bathroom.

# THE BATHROOM



# BEDROOM 1



three double bedrooms, one of which benefits from an en-suite shower room



# BEDROOM 2



# BEDROOM 3



Externally, the property boasts a spacious driveway and a detached garage, providing ample parking and storage solutions. The enclosed garden offers a private outdoor space, ideal for relaxation or gardening. The property is equipped with uPVC windows and gas-fired central heating, ensuring comfort and energy efficiency.

Valued at £215,000 in the home report, the seller is seeking offers over £170,000, presenting a remarkable opportunity for investors. This pricing structure not only promises a strong return on investment but also leaves considerable equity in the property.

Please note that this property is exclusively available to investors and not for those looking to move in as homeowners.

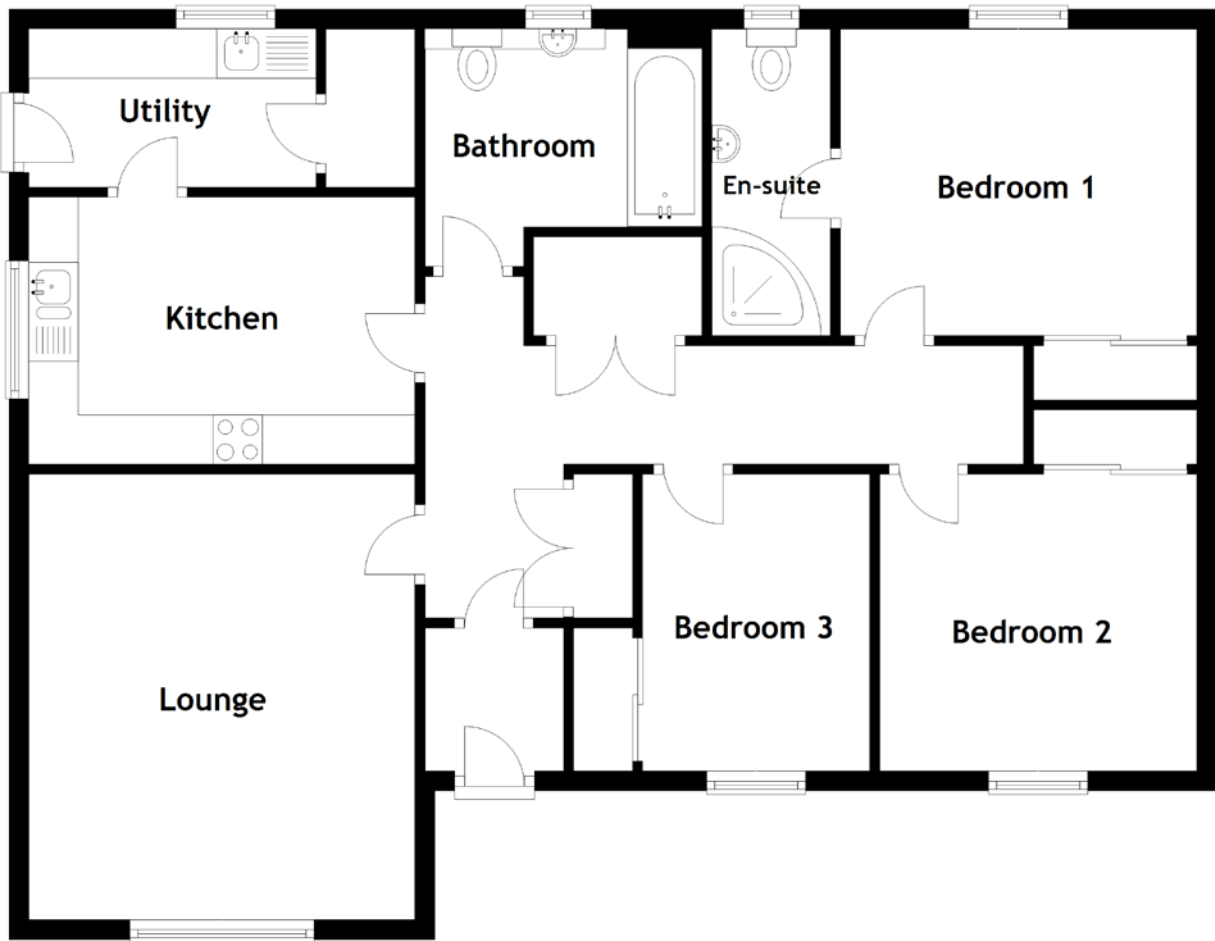
With its reliable tenants, attractive yield, and significant equity potential, this bungalow represents a superb long-term investment opportunity in the heart of Forfar. An internal inspection is highly recommended to appreciate the full scope of this investment prospect.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

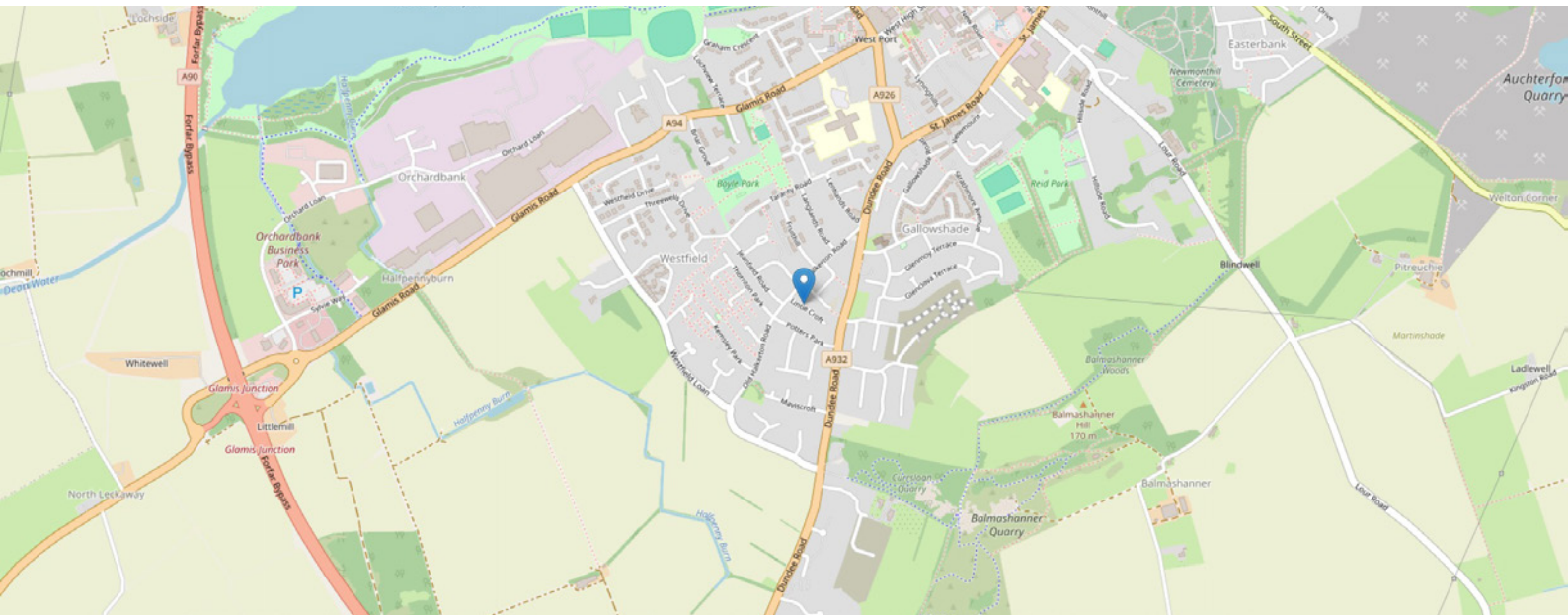


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.90m (12'10")  
 Kitchen 3.90m (12'10") x 2.70m (8'10")  
 Utility 2.90m (9'6") x 1.60m (5'3")  
 Bathroom 2.80m (9'2") x 2.80m (9'2")

Bedroom 1 3.60m (11'10") x 3.10m (10'2")  
 En-suite 3.10m (10'2") x 1.20m (3'11")  
 Bedroom 2 3.20m (10'6") x 3.00m (9'10")  
 Bedroom 3 3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>  
 EPC Rating: C



# THE LOCATION

Situated within easy reach of the town of Forfar, this detached bungalow is set in an idyllic, peaceful, semi-rural location and offers secluded privacy whilst still being within commuting distance of the cities of Perth & Dundee.





The property is therefore close enough for a variety of workplaces but also rurally located for those who wish to get away from city life. The area is renowned for its country walks and the tranquil & calm sounds of the countryside at this property just have to be heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.



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