

An aerial photograph of a residential estate. In the foreground, several modern houses with grey and white facades and dark grey roofs are visible. Many of the roofs have solar panels installed. A red car is parked in a driveway on the left. The middle ground shows a dense cluster of similar houses. In the background, there are green fields, a few trees, and distant hills under a blue sky with some clouds.

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with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Forfar is a thriving market town in Angus, offering a welcoming community, excellent amenities, and easy access to beautiful countryside. Steeped in history, it features charming architecture, independent shops, cafés, and restaurants, along with supermarkets and leisure facilities.

The town is surrounded by scenic farmland and rolling hills, with Forfar Loch Country Park providing lovely walks and outdoor activities. For families, there are well-regarded schools and a strong sense of community spirit.

Conveniently located just off the A90, Forfar offers excellent transport links to Dundee, Aberdeen, and Perth, making it ideal for commuters seeking a balance of rural tranquillity and modern convenience.





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Property Summary

This beautifully maintained three-bedroom semi-detached villa offers stylish and spacious accommodation, perfectly suited for modern family living. Set within a desirable residential development, the home combines quality finishes with a practical layout and an inviting sense of warmth throughout.

The property opens with a bright and welcoming hallway, featuring a convenient cloakroom with WC. The hallway leads through to a stunning open-plan living area that forms the heart of the home — a perfect space for both relaxation and entertaining.

The contemporary kitchen is fitted with high-quality Smeg appliances and an excellent range of sleek wall and base units, providing ample workspace for any home chef. The kitchen flows seamlessly into a spacious dining area and lounge, where there is generous room for a full suite of furniture. Large patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a perfect indoor-outdoor connection. Cleverly designed storage ensures the space remains both practical and elegant.

Upstairs, a large and bright landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms offer flexibility for family, guests, or home working. A beautifully appointed family bathroom completes the upper floor, featuring modern fittings and a clean, contemporary design.

Externally, the property enjoys parking to the front for two cars and a fully enclosed rear garden designed for easy maintenance. With a neat lawn and a patio area ideal for outdoor dining or summer evenings, it provides a private and peaceful retreat.



Key property features

- ✓ Ideal for first time buyers
- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ En-suite
- ✓ Solar Panels
- ✓ Gas central heating
- ✓ Parking
- ✓ Close to local amenities
- ✓ NHBC
- ✓ Chain free











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An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

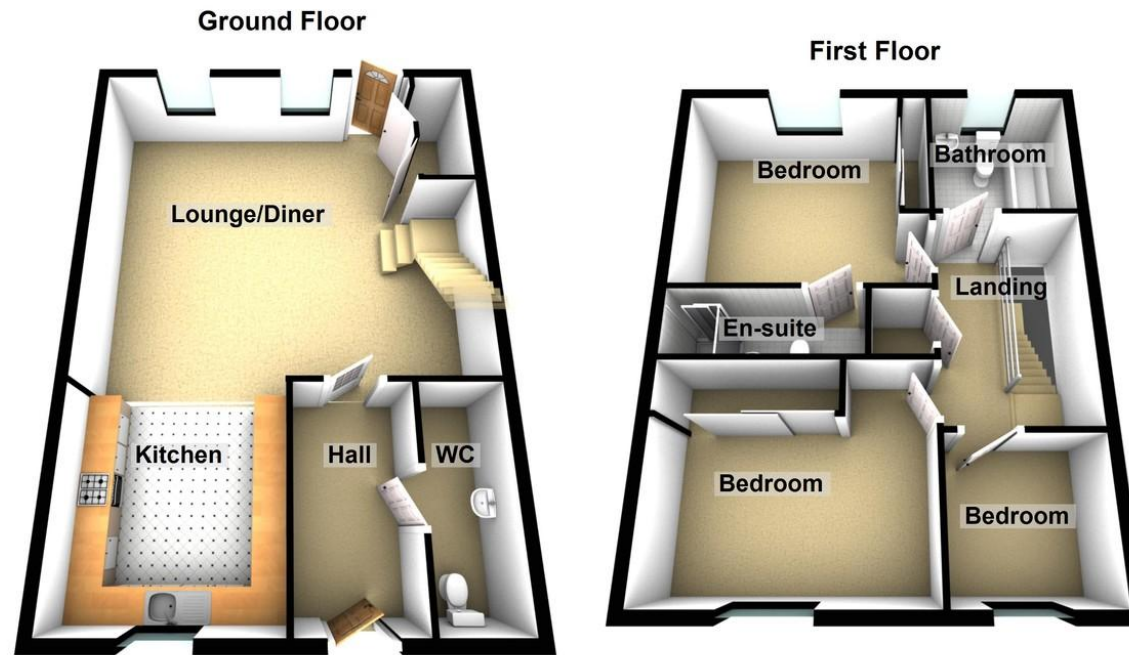
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

8' 2" x 3' 6" (2.49m x 1.07m)

W/C

7' 1" x 3' 8" (2.16m x 1.12m)

KITCHEN

8' 2" x 8' 1" (2.49m x 2.46m)

LOUNGE/DINER

19' 8" x 14' 8" (5.99m x 4.47m)

BEDROOM

11' 2" x 9' 2" (3.4m x 2.79m)

ENSUITE

BEDROOM

11' 9" x 8' 8" (3.58m x 2.64m)

BEDROOM

8' x 7' 8" (2.44m x 2.34m)

BATHROOM

7' 3" x 7' 1" (2.21m x 2.16m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

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