

Simple Approach



**2 Forfar Road, Kirriemuir  
DD8 5PS**

**Offers over £299,995**

Simple Approach are delighted to welcome this outstanding detached house in the tranquil location of Maryton, Kirriemuir - surrounded by rolling fields and picturesque views to the residential market. This stunning property offers extremely spacious and versatile accommodation laid out over one accessible floor and comes to the market in immaculate condition throughout having been fully refurbished to a very high standard. Forfar Road comprises of; an entrance vestibule, welcoming hallway, an impressive lounge with bright front facing windows, contemporary kitchen / dining area – perfect for family dining or entertaining, practical utility room, three generous bedrooms all with ensuites and fitted wardrobes and a further chic family bathroom with feature free standing bath. This property further benefits from a substantial loft space, which holds ample development potential for extra living space such as a games room, family room or office space to name a few. Warmth is offered through gas central heating, double glazing and a lovely woodburning stove located in the lounge. Externally the property enjoys a well manicured garden, a large driveway and a garage. This very grand property offers the most breath-taking welcome from the outset and has so much to offer. It is the ideal purchase for any growing family or mature buyer seeking modern and peaceful countryside living.

**Vestibule**

7'0" x 6'11" (2.15 x 2.11)

**Entrance Hallway**

29'8" x 3'8" (9.06 x 1.13)

**Lounge**

26'1" x 19'4" (7.96 x 5.91)

**Kitchen**

10'9" x 26'2" (3.29 x 7.99)

**Utility**

6'6" x 10'8" (1.99 x 3.27)

**Bedroom**

10'9" x 11'8" (3.29 x 3.56)

**Ensuite**

4'10" x 7'3" (1.48 x 2.22)

**Bedroom**

12'6" x 9'0" (3.83 x 2.76)

**Ensuite**

7'3" x 4'2" (2.22 x 1.28)

**Bedroom**

9'1" x 12'10" (2.77 x 3.92)

**Ensuite**

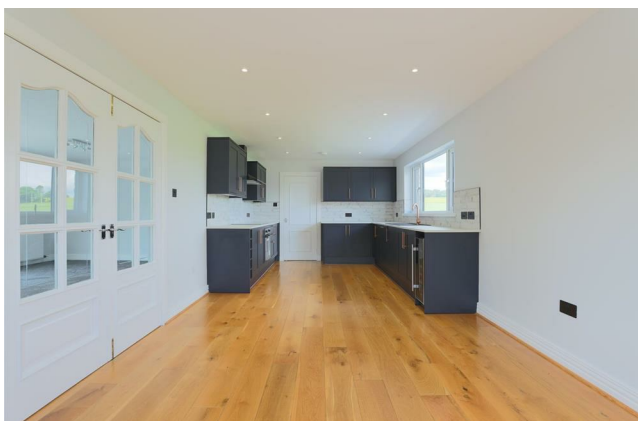
7'3" x 4'2" (2.22 x 1.29)

**Bathroom**

6'11" x 11'6" (2.12 x 3.53)

**Office / Hall Closet**

7'1" x 4'1" (2.16 x 1.27)





- Impressive Detached House
- Bright & Spacious Lounge
- Well Manicured Garden
- Substantial Loft Space Which Holds Ample Development Potential
- Three Generous Bedrooms All With Ensuite's
- Feature Wood Burning Stove
- Large Driveway & Garage
- Newly Refurbished Throughout - To A High Standard
- Picturesque Surroundings
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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