

Simple Approach



Estate Agents



**5 Turfbeg Avenue, Forfar
DD8 3LJ**

Offers over £237,995

This beautifully presented detached bungalow on Turfbeg Avenue offers bright and spacious accommodation, thoughtfully arranged across one level. The home features a welcoming lounge filled with natural light, a separate dining room, and a modern fitted kitchen which includes an integrated washing machine, integrated slimline dishwasher and induction hob, complete with a practical larder. Two generously sized bedrooms and a stylish, recently updated shower room with dual head walk-in low level shower enclosure further enhance the property's appeal. Externally, the home benefits from a well-maintained rear garden ideal for outdoor seating, a private driveway, and a garage, providing ample parking and storage. With gas central heating and double glazing throughout, the property ensures year-round comfort and efficiency.

The house is located in a quiet cul-de-sac but within a 5 minute walk from Forfar Academy and Community Campus. It is also close to a bus stop and only a 12 minute walk from Forfar town centre, making it highly convenient for both families and commuters.

Turfbeg Avenue benefits from a large attic space, offering excellent potential for an extension upwards (subject to planning consents), making this an ideal home for those seeking flexibility and future growth. This is a superb opportunity to acquire a move-in ready bungalow in a sought-after Forfar location, perfect for a wide range of buyers. Viewing is essential to appreciate all that is on offer here at Turfbeg Avenue, Forfar.

Lounge

18'4" x 13'1" (5.59 x 3.99)

Dining Room

9'1" x 13'1" (2.77 x 3.99)

Kitchen

14'0" x 9'1" (4.27 x 2.77)

Bedroom One

11'4" x 14'5" (3.46 x 4.40)

Bedroom Two

9'10" x 9'10" (3.00 x 3.01)

Shower Room

6'4" x 8'8" (1.94 x 2.66)





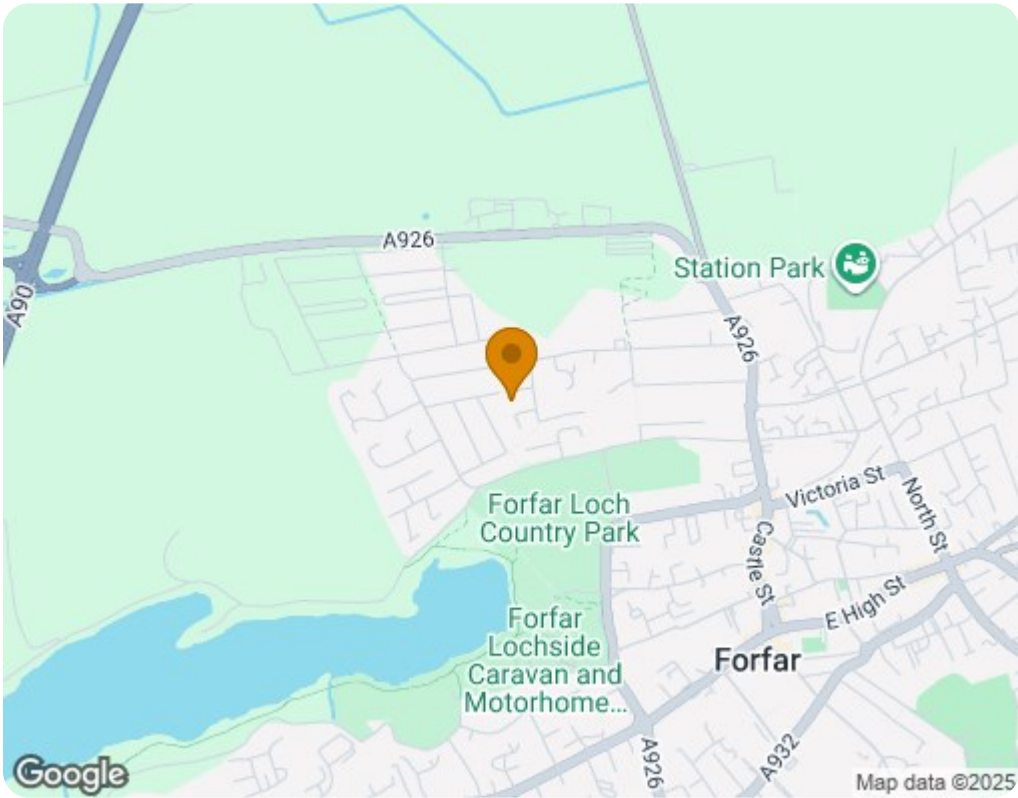
- Detached Bungalow
- Highly Sought After Location
- Well Maintained Rear Garden
- Sizeable Dining Room
- Beautifully Presented Throughout
- Gas Central Heating & Double Glazing
- Stylish Shower Room
- Two Generous Bedrooms
- Private Driveway
- Modern Fitted Kitchen



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		