

Simple Approach



Estate Agents



**3 Birkenbush Farm Cottages, Forfar
Angus DD8 3RX**

Offers over £195,995

3 Birkenbush Farm Cottages, Forfar, Angus DD8 3RX

This beautifully presented detached cottage at Birkenbush Farm Cottages offers a perfect blend of contemporary comfort and rural charm. The property has been thoughtfully maintained and boasts a welcoming and bright interior throughout. The accommodation comprises a spacious and inviting lounge, filled with natural light, featuring a charming woodburning stove and patio doors leading out to a private decking area – ideal for relaxing or entertaining while enjoying the picturesque views of the surrounding countryside.

The modern fitted kitchen is complemented by a convenient utility room, providing ample storage and practical workspace. The cottage further benefits from two generously sized bedrooms with a shallow shelved cupboard in the second bedroom, offering comfortable accommodation, and a stylish shower room finished to a high standard. The property is equipped with oil fired central heating, powered by an A-rated Grant boiler installed in 2023, and double glazing, ensuring warmth and efficiency throughout the year.

Externally, the cottage boasts lovely fully enclosed garden grounds to the front and rear, a private shed, and a driveway, providing both outdoor enjoyment and practical storage solutions. With its peaceful setting, charming features, and modern conveniences, this delightful cottage represents an excellent opportunity to enjoy rural living close to Forfar in a highly desirable location just a short distance from the A90. Viewing is essential to appreciate all that is on offer here at Birkenbush Farm Cottages.

Lounge

16'9" x 11'3" (5.13 x 3.45)

12'2" x 8'1" (3.71 x 2.47)

Kitchen

11'6" x 8'7" (3.51 x 2.62)

Utility Room

4'6" x 9'10" (1.39 x 3)

Bedroom One

10'11" x 13'6" (3.34 x 4.12)

Bedroom Two

10'2" x 11'3" (3.12 x 3.45)

Shower Room

7'1" x 5'7" (2.18 x 1.72)

Shed



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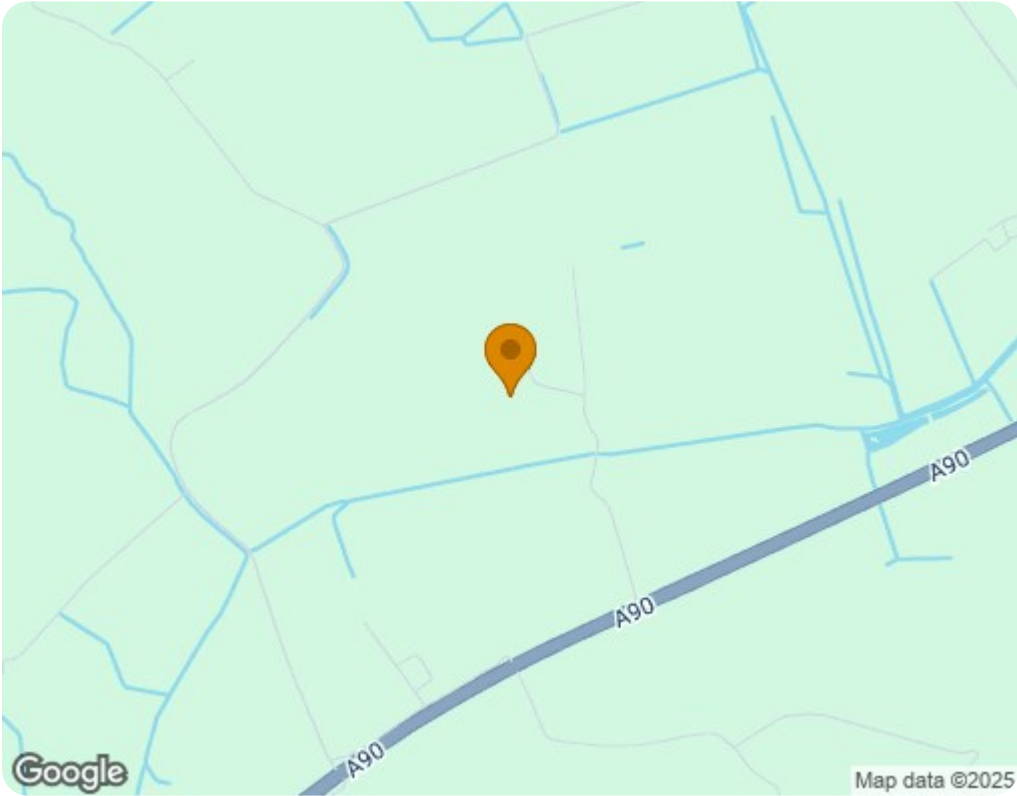
- Detached cottage in a peaceful rural setting close to Forfar
- Modern fitted kitchen with adjoining utility room
- Private driveway and shed
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Bright and spacious lounge with woodburning stove
- Oil fired central heating with A-rated Grant boiler installed 2023
- Well-presented and maintained throughout
- Two generously sized bedrooms
- Private fully enclosed, front & rear garden with picturesque views
- Picturesque views



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		92
(81-91) B		
(69-80) C	69	
(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		71
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		