







Located in a quiet and sought-after area of Forfar, this rarely available larger 3-bedroom detached villa in this exclusive estate, offers an ideal setting for family living. The property has been freshly re-carpeted and painted throughout and boasts a large lounge and dining area, filled with natural light from windows overlooking both the front and rear gardens, creating a warm and welcoming atmosphere throughout. The generously sized kitchen is well-equipped with an integrated oven, hob, and extractor fan, and offers space for additional appliances. A separate utility room provides plumbing for a washing machine and tumble dryer, with direct access to both the side and rear gardens. A convenient downstairs WC completes the ground floor.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

Upstairs, the master bedroom features mirrored fitted wardrobes and a private en-suite shower room. The second double bedroom also benefits from mirrored fitted wardrobes, while the third bedroom includes a built-in storage cupboard-ideal as a child's room, guest room or home office. The family bathroom is well-appointed and serves the upper floor.

Outside, the property boasts a large, mature rear garden with a patio, lawn, and established trees-perfect for outdoor entertaining or relaxing with the family. The front garden is landscaped with a lawn and shrubbery, and a private driveway leads to the garage, offering ample off-street parking.



Situated in a peaceful residential location with plenty of nearby green space, this home is just a short distance from local schools, supermarkets, and everyday amenities. Excellent bus routes and road links provide easy access to Dundee and beyond, while nearby Forfar Loch offers a range of leisure facilities, walking trails, and a popular visitor centre. This is a fantastic opportunity to secure a comfortable and well-located family home in the heart of Angus.

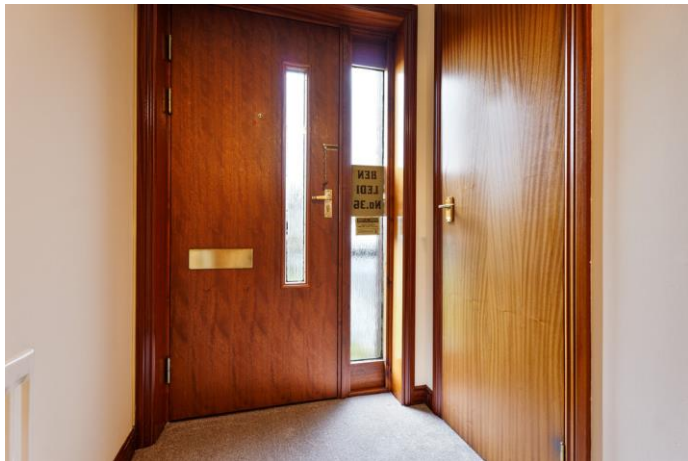
MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



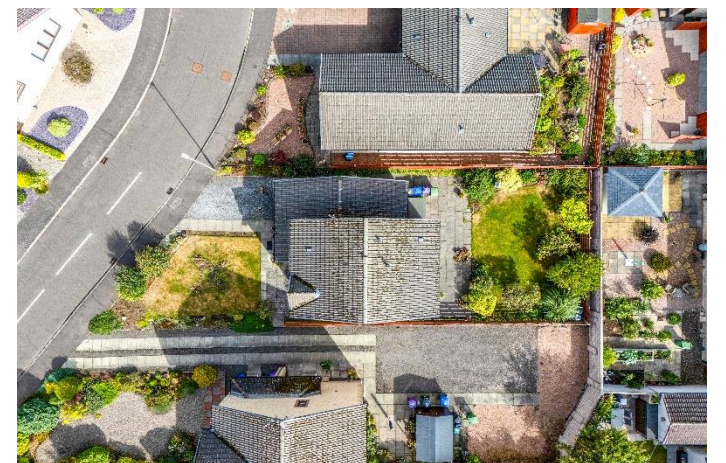




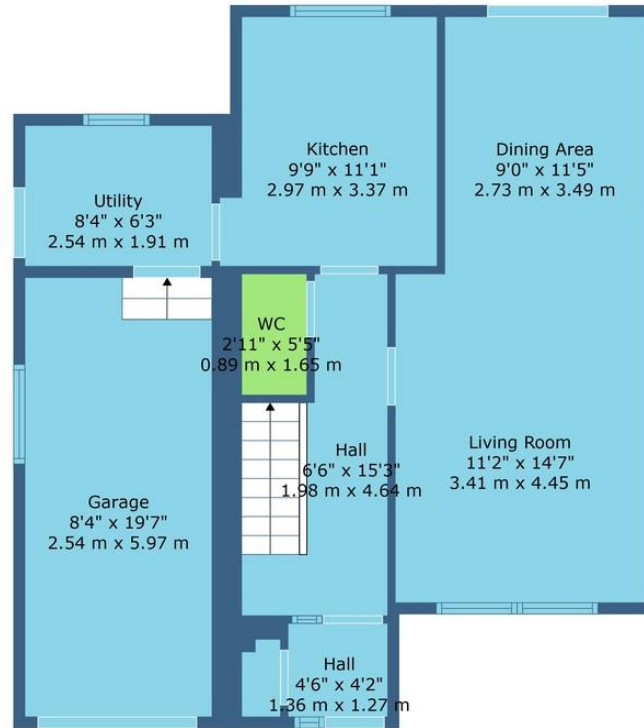












Floor 1



Floor 2

**TOTAL: 984 sq. ft, 92 m<sup>2</sup>**  
 FLOOR 1: 513 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 471 sq. ft, 44 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 180 sq. ft, 17 m<sup>2</sup>, UTILITY: 53 sq. ft, 5 m<sup>2</sup>, WALLS: 120 sq. ft, 10 m<sup>2</sup>



