



10 Jeanfield Crescent, | Forfar | DD8 1JR  
Offers Over £155,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agents





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**Offers Over £155,000**

Situated within a sought-after residential area of Forfar, this substantial extended semi-detached family home offers generous and flexible accommodation extending to approximately 111.4 sq.m. (1,199 sq.ft.). Ideally suited to modern family living, the property benefits from spacious reception areas, four bedrooms, two bathrooms, excellent outdoor space and ample off-street parking.

The property enjoys a convenient location within easy reach of Forfar town centre, where a wide range of amenities can be found including supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services. Families will appreciate the close proximity to Langlands Primary School, making the morning school run both convenient and stress-free. For commuters, the property is ideally positioned with excellent access to the A90 dual carriageway, providing straightforward connections to Dundee, Aberdeen and surrounding Angus towns.

Externally, the home features a generous driveway to the front providing parking for several vehicles, while the fully enclosed rear garden has been designed for ease of maintenance. The garden also boasts a traditional brick-built pizza oven, creating an ideal space for outdoor entertaining, together with a useful external store and timber shed.

- Semi-Detached Extended Villa
- Spacious Lounge
- Dining Room/Sitting Room & Study Area
- Modern Kitchen
- Lower Floor Bathroom
- Family Bathroom
- 4 Bedrooms
- Gardens, Store & Timber Shed
- GCH & DG
- EPC Band D



#### Ground Floor Accommodation:

##### Lounge

**6.72m x 3.25m (22'0" x 10'8")**

A bright and generously proportioned reception room, offering excellent space for both lounge furnishings and entertaining. Large windows allow an abundance of natural light to fill the room, creating a welcoming and airy atmosphere. A feature log-burning stove provides an attractive focal point and adds warmth and character to the space.

##### Kitchen

**2.48m x 3.44m (8'1" x 11'4")**

Well-sized fitted kitchen with space for a range of appliances and practical worktop areas, conveniently located adjacent to the dining room.



##### Dining Room

**4.11m x 3.73m (13'6" x 12'3")**

A spacious and versatile dining room, comfortably accommodating a large family dining table and ideal for both everyday dining and entertaining. The room provides an inviting setting for social gatherings and family occasions. A staircase leads to the upper-floor study area, which in turn provides access to the main staircase serving the bedroom accommodation.



### **Family Bathroom**

**1.89m x 3.44m (6'2" x 11'4")**

A generously proportioned family bathroom fitted with a contemporary four-piece suite comprising a WC, wash hand basin, bath, and large shower cubicle. The room is finished with practical and stylish wet wall panelling, complemented by a panelled ceiling and inset downlighters, creating a bright and well-presented space.

### **Additional Bathroom**

**1.64m x 2.56m (5'5" x 8'5")**

Located on the lower ground floor additional bathroom comprising WC, wash hand basin and bath. providing convenience for family living and guests.

### **First Floor Accommodation:**

#### **Bedroom 1**

**2.90m x 3.30m (9'6" x 10'10")**

Well-proportioned double bedroom with good floor space and natural light.

#### **Bedroom 2**

**2.52m x 2.91m (8'3" x 9'6")**

Comfortable bedroom featuring built-in wardrobe storage, suitable as a double room or spacious guest bedroom.

#### **Bedroom 3**

**2.60m x 2.40m (8'6" x 7'11")**

Versatile bedroom ideal as a child's room, home office or single bedroom.



#### Bedroom 4

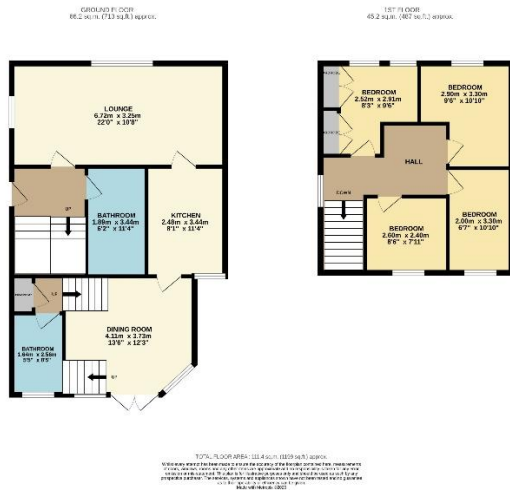
2.00m x 3.30m (6'7" x 10'10")

Good-sized single bedroom offering flexibility for use as a bedroom, study or hobby room.



#### Outside

To the front of the property there is a generous off-street driveway providing parking for several vehicles. A gated side access leads to the rear garden, which is fully enclosed and designed for ease of maintenance. The garden further benefits from a traditional brick-built pizza oven, creating an excellent space for outdoor dining and entertaining, together with a useful external store and timber shed.



**Services:** Gas Central Heating & Double Glazing

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD8 1JR

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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