

3 Gowanbank Cottages

GOWANBANK, FORFAR, DD8 2SX



*Serene, south-facing, two-bedroom mid-terrace
with countryside views to the rear, beautifully
styled and move-in ready*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This meticulously maintained two-bedroom mid-terraced home was fully refurbished and insulated to modern standards in 2020 and offers beautifully presented accommodation with a serene atmosphere and open outlooks to the rear over surrounding countryside.

THE LOUNGE



The ground floor comprises an entrance hall, a guest cloakroom fitted with a toilet and a wash hand basin, and a dedicated study or home office providing a practical work-from-home space. The lounge is positioned to the rear and features a log burning stove and picture window overlooking the gardens and open fields beyond, creating a calm and inviting living environment.

THE KITCHEN/DINER



The kitchen and dining area is fitted with modern wall and base units, offering ample storage and preparation space, with patio doors providing direct access to the south-facing rear garden and allowing natural light to flow through the space. There is also level access to the property from the kitchen door via the shared path, making it particularly appealing to downsizers or young families.



THE STUDY & WC





On the upper floor, there are two well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite and a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

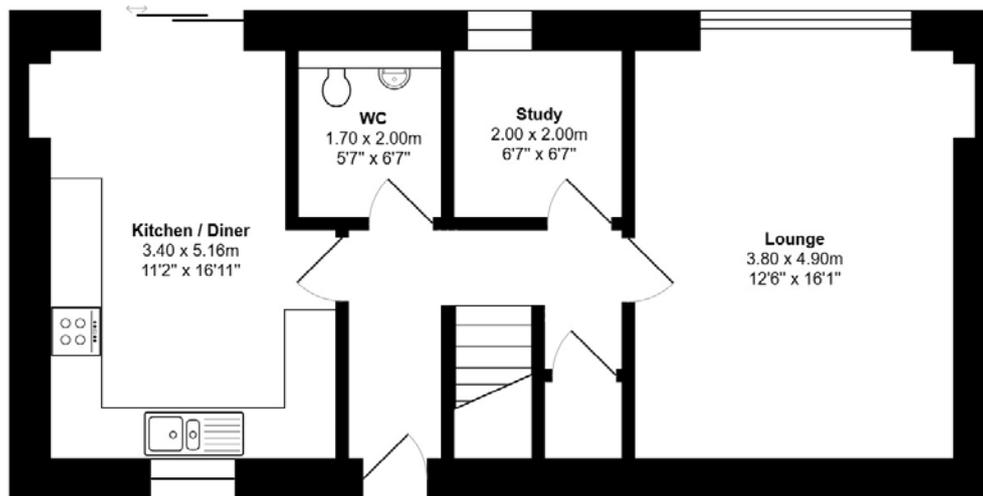
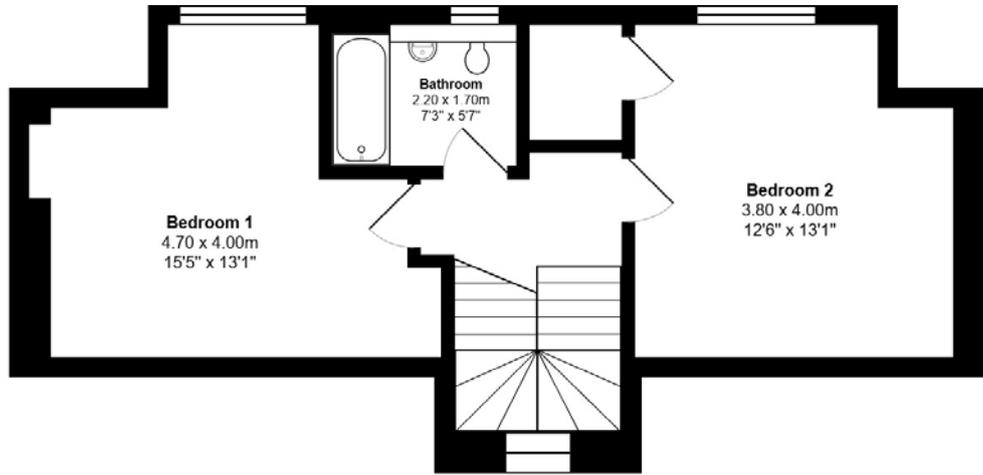


Externally, the south-facing rear garden enjoys far-reaching views over open countryside and provides a private outdoor space to sit and enjoy the fresh air. To the front of the property, there is a driveway providing off-street parking.

EXTERNALS

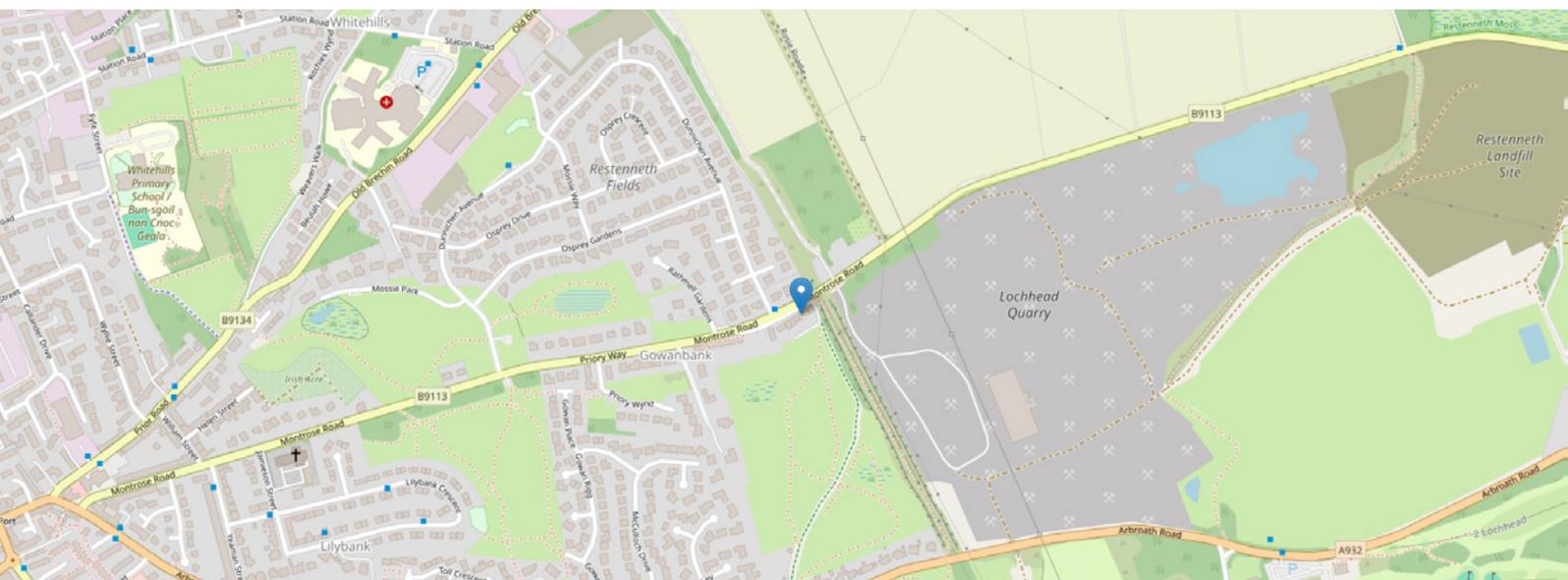


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: D



THE LOCATION

Gowanbank is a well-established and popular residential area within the Angus town of Forfar. The location is primarily residential in nature, offering a mix of family homes and established properties, and is regarded as a convenient setting for a range of buyers, including families, professionals and downsizers.





Forfar town centre provides a comprehensive selection of amenities including supermarkets, independent retailers, cafes, healthcare services and leisure facilities. Schooling is available at both the primary and secondary levels within the town. Recreational facilities include nearby parks, walking routes and access to the popular Forfar Loch Country Park, which offers woodland walks and open green space.

For commuters, Forfar benefits from convenient road links to Dundee and Aberdeen via the A90, making the area suitable for those travelling throughout Angus and Tayside.

Gowanbank remains a consistently sought-after address due to its established setting, accessibility to amenities and straightforward transport connections.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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