



7 Mount Feredith, Forfar | DD8 2BD  
Offers Over £280,000

T. DUNCAN & CO.  
Solicitors • Estate Agents





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**Offers Over £280,000**

Situated within the popular market town of Forfar, this substantial and versatile three-storey family home offers spacious accommodation, attractive gardens, and an ideal setting for modern living. Thoughtfully designed, the property combines comfort, practicality, and flexible living space.

At the heart of the home is an impressive 32-foot open-plan kitchen, dining and sitting area, perfect for family life and entertaining. A bright conservatory overlooks the mature rear garden, while a well-proportioned lounge provides a cosy retreat. The property further benefits from four generous bedrooms, a ground floor shower room, family bathroom, and an integral garage, ideal for growing families or home working.

Outside, the private rear garden features established trees, mature planting, lawned areas, and inviting seating space, also enjoyed from the elevated bedroom balcony.

Located in a sought-after area of Forfar, Angus, the property is close to a wide range of shops, cafés, leisure facilities, and well-regarded schools.

This impressive home offers a fantastic opportunity for comfortable family living in a desirable location.

- Detached Home
- Spacious Lounge
- Kitchen/Dining & Family/Dining Room
- Conservatory & Downstairs Shower Room
- 4 Double Bedrooms
- Family Bathroom
- Generous Gardens & Large Shed
- EPC Band D



**Entrance Hallway -**

UPVC double glazed door. Staircase to upper floors.

**Lounge** Approx. 4.90m x 3.64m (16'1" x 11'11")

The lounge is a bright, neutral-toned living room with a large double glazed window allowing plenty of natural light, complemented by a cosy log burner creating a warm and inviting focal point.

**Kitchen/Dining/Sitting Room** Approx. 9.81m x 3.92m (32'2" x 12'10")

The bright and versatile open-plan kitchen and living space offers an excellent balance of practicality and comfort, creating a sociable hub for modern living. The contemporary kitchen is fitted with a range of white high-gloss wall and base units complemented by contrasting dark worktops and stylish black tiled splashbacks. Integrated appliances include a built-in double oven, microwave, gas hob and stainless-steel extractor hood, while two double glazed windows provide an abundance of natural light. A breakfast bar with seating for three forms a natural divide between the kitchen and living areas.

The adjoining sitting area is spacious, with ample room for lounge furniture.

**Conservatory** Approx. 4.20m x 3.92m (13'9" x 12'10")

The bright and inviting conservatory enjoys an abundance of natural light thanks to its glazed pitched roof and windows, creating a wonderful space to relax. The attractive polygonal design enhances the sense of space, while the open outlook over the rear garden provides a peaceful and private setting. French doors offer direct access to the patio and lawn beyond, seamlessly connecting indoor and outdoor living. Finished with wood-effect flooring and ample room for both seating and dining furniture.

**Shower Room** Approx. 1.85m x 2.04m (6'1" x 6'8")

This well-presented shower room is bright and modern. It features a contemporary glass-enclosed shower cubicle, alongside a white WC and wash hand basin. A wall-mounted mirrored cabinet provides useful storage



**Bedroom 2:** Approx. 3.92m x 3.92m (12'10" x 12'10")  
Good sized double Bedroom with double glazed window. Fitted wardrobe.

**Bedroom 3:** Approx. 4.54m x 2.64m (14'11" x 8'8")  
Double bedroom with double glazed window. Fitted wardrobe.

**Bedroom 4:** Approx. 2.88m x 3.25m (9'5" x 10'8")  
Double Bedroom with double glazed window.

**Bathroom:** Approx. 2.39m x 1.78m (7'10" x 5'10")  
Fitted with three piece suite comprising WC and wash hand basin in fitted unit and corner bath. Heated towel rail. Frosted double glazed window. Fully tiled. Tiled floor.







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

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** F

**Post Code:** DD8 2BD

**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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