



16 Merlin Grove | Forfar | DD8 3FJ  
Offers Over £200,000

T. DUNCAN & CO.  
Solicitors • Estate Agent





16 Merlin Grove | Montrose | DD8 3FJ

**Offers Over £200,000**

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Situated in the sought after area of the Strathmore Fields development this well-presented semi-detached family villa was built in approximately 2021 by Guild Homes. Conveniently located for all the local amenities and services including the Community Campus and Forfar Academy. The property offers spacious accommodation set over two floors comprising of lounge, cloakroom, dining/kitchen, four-piece bathroom and three bedrooms, two with fitted wardrobes. To the outside there are gardens front and rear with shed and decking, plus driveway parking for several vehicles. The property benefits from gas central heating, solar panels, and double glazing with an EPC rating of B.

This is an excellent opportunity to obtain a well-presented move in family home within the popular Angus town of Forfar, early viewing is recommended.

- Semi Detached Villa
- Cloakroom: 4'0 x 6'8 (1.23m x 2.07m)
- Lounge: 11'3 x 16'5 (3.46m x 5.02m)
- Dining/Kitchen: 20'0 x 9'0 (6.10m x 2.75m)
- Bathroom: 9'9 x 5'8 (3.02m x 1.77m)
- Bedroom 1: 9'7 x 9'9 (2.96m x 3.02m)
- Master Bedroom: 12'6 x 12'1 (3.85m x 3.68m)
- Bedroom 3: 9'9 x 7'6 (3.02m x 2.32m)
- Front and Rear Gardens
- Driveway
- Solar Panels



**Entrance Hallway:** Double glazed exterior door, radiator, laminate flooring, storage cupboard with coat hooks, staircase leading to upper level and under stairs storage which is shelved and houses the electrics.

**Cloakroom:** Two-piece suit with toilet and wash hand basin, radiator and window to the front.

**Lounge:** Spacious front facing room, window overlooking the front garden, laminate flooring, radiator, tv point, with the wall unit included in the sale.

**Dining Kitchen:** Modern fitted kitchen with base and wall units, coordinating worktops incorporating a stainless-steel sink with mixer tap, gas hob with extractor hood above, double oven, undercounter space for washing machine, tumble drier, and dishwasher, tiled splash back, radiator, window overlooking the rear garden. Ample space for dining table and chairs, double patio doors lead you out to the rear garden.



A carpeted staircase leads to the upper level with radiator, storage cupboard and loft access.

**Bathroom:** Four-piece suite comprising of bath, toilet, wash hand basin, walk in shower, radiator, wet wall to bath and shower area, window and electronic mirror which is included in the sale.

**Bedroom 1:** Rear facing with feature wall, radiator and fitted wardrobe which is shelved with hanging rail.

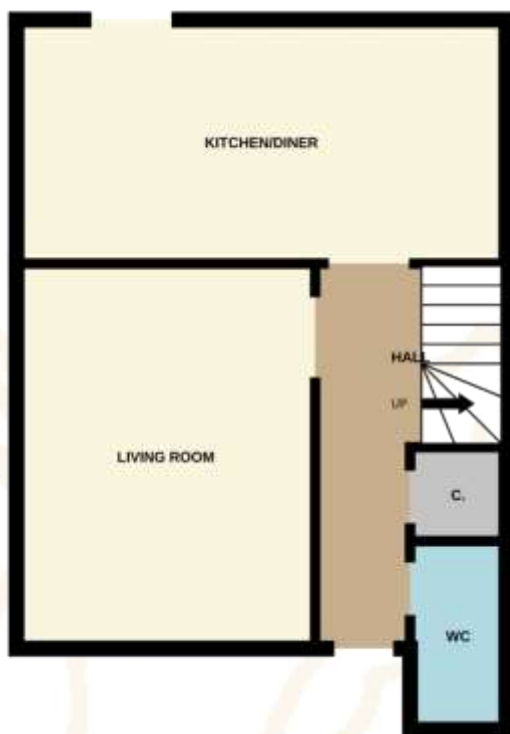
**Master bedroom:** Front facing with radiator, tv point and fitted wardrobe which is shelved with hanging rail.

**Bedroom 3:** Front facing, radiator and tv point.

**Outside:** The front garden is laid to grass with slabbed path, stone chipped driveway providing parking for several cars and pathway with gated access to the rear garden. The rear garden is laid to grass with decking, shed and whirly.



GROUND FLOOR



1ST 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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**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

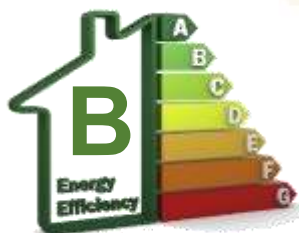
**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD8 3FJ

**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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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.