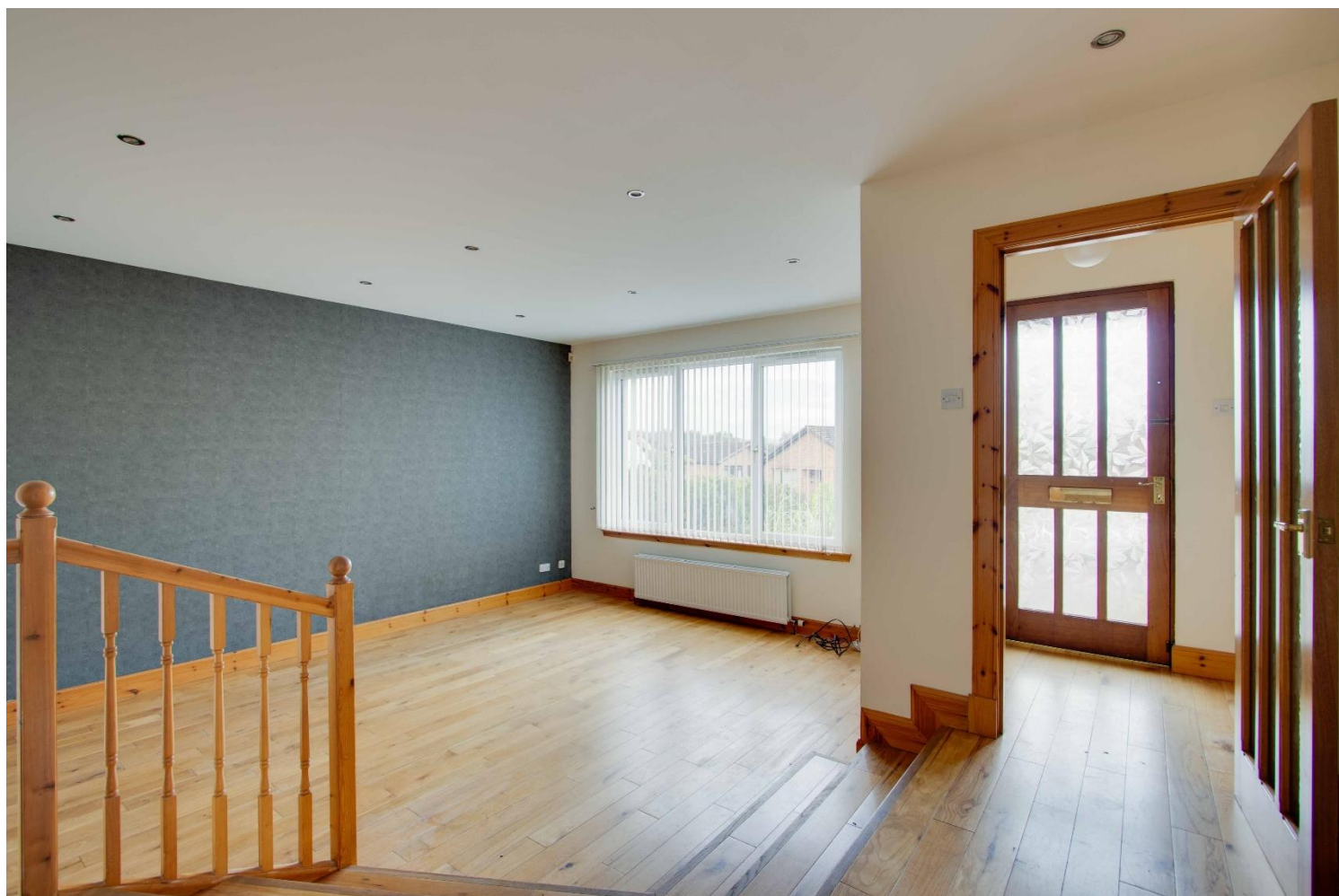




20 Maviscroft, Forfar, DD8 1HF
Offers Over £220,000

T. DUNCAN & CO.
Solicitors • Estate Agents





20 Maviscroft | Forfar | DD8 1HF

Offers Over £220,000

Situated within easy reach of the dual carriageway, this delightful three bedroom detached property sits in a quiet area of Forfar. To the front of the property there is a driveway to the left of the house with, mature shrubs and paving slabs with steps leading up to the front door. The property benefits from double glazing and gas central heating and comprises of lounge, kitchen/dining, utility room, family bathroom, master bedroom with ensuite shower room, a further two bedrooms. To the outside there are gardens front & rear with off-street parking.

Entry is via a six panelled front door leading into the vestibule and the sitting room.

- Sitting Room: 19'0 x 17'6 (5.81m x 5.34m)
- Dining Room / Kitchen: 10'0 x 21'0 (3.07m x 6.41m)
- Utility: 9'0 x 5'5 (2.76m x 1.67m)
- Hallway
- Family Bathroom
- Master Bedroom: 9'2 x 14'11 (2.80m x 4.55m)
- Ensuite: 9'1 x 3'10 (2.77m x 1.19m)
- Bedroom 1: 8'7 x 9'1 (2.62m x 2.79m)
- Bedroom 2: 11'3 x 15'8 (3.43m x 4.79m)
- Garden



Lounge: There are three steps down into the main sitting room itself, which boasts a front facing double-glazed window, solid oak flooring, two radiators and TV point. 19'0 x 17'6 (5.81m x 5.34m)

Kitchen & Dining Room: Off the Living Room there is a door leading to the kitchen / dining room area where you will find modern wall and base units with a wooden worktop, a tiled splashback going around the kitchen. There is a double-glazed unit facing the side of the property and a double-glazed unit window facing the front of the property. Radiator in here. Gas Central Heating, gas hob. Integrated oven and dishwasher, space for fridge / freezer to go as well. Stainless steel and mixer tap. 10'0 x 21'0 (3.07m x 6.41m)

Utility: Off the kitchen there is a spacious Utility with a stainless steel sink, drying rack and tiled splashback. There is a cupboard, radiator and space for washing machine and tumble dryer. There is a double-glazed window overlooking the side of the property and the back door giving access to the garden. The loft hatch is located here as well.

Hallway: Shelved airing cupboard housing the boiler. There is another cupboard that housing the electrics and there are three shelves.

Family Bathroom: Side facing double-glazed window. There is a three piece suite with a sink, toilet, bath with shower over the bath. There is a radiator with chrome rail attached to it. Tiled right the way round. 9'0 x 5'5 (2.76m x 1.67m)

Master Bedroom: Rear facing with a double-glazed window out the back. Radiator in the main bedroom itself and two double fitted wardrobes with hanging rail and a shelf. The wardroom has mirror sliding doors. 9'2 x 14'11 (2.80m x 4.55m)

Ensuite: This has a double-glazed window facing the side of the property. This has a three piece suite – toilet, sink and shower cubicle. Shower cubicle is wet walled completely round. The rest of the bathroom is tiled all the way round. There is a radiator in here with a chrome rail round the radiator. 9'1 x 3'10 (2.77m x 1.19m)

Bedroom 1: This is rear facing with a double-glazed window looking into the back garden. Radiator and a fitted double wardrobe with hanging rail and shelf. 8'7 x 9'1 (2.62m x 2.79m)

Bedroom 2: Also rear facing with a double-glazed window. There is a radiator, tv point and fitted double wardrobe with shelves and hanging rail. 11'3 x 15'8 (3.43m x 4.79m)





To the back of the property you have got access from the driveway that takes you up to the side, there is mature shrubs, trees, raised planting area with a hose attached, bins are kept here, electric and gas meters are found at the side of the house.

Garden: There is grass on a raised section of the garden, hedging round the edges and it has got paving stones, like a decking kind of area. There is power in the garden as well. There is a small lean too shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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: Central Heating & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD8 1HF

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



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 of 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.

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