



10 MAVISCROFT

FORFAR // DD8 1HF

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FORFAR

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ituated within easy reach of the town of Forfar, this detached bungalow is set in an idyllic, peaceful, semi-rural location and offers secluded privacy whilst still being within commuting distance of the cities of Perth and Dundee. The property is therefore close enough for a variety of

workplaces but also rurally located for those who wish to get away from city life. The area is renowned for its country walks and the tranquil and calm sounds of the countryside at this property just have to be heard to be believed. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports.



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his is a large family home located in a popular residential area. The area provides excellent bus services from Forfar to Dundee. The property has six bedrooms however the accommodation is versatile. The accommodation consists of a bright and spacious lounge with access to the kitchen/dining area. The kitchen is fitted with modern wall and base units and integrated appliances. There are three downstairs bedrooms, which all benefit from built in wardrobes. The shower room, comprises of a shower enclosure, wc and basin. The family room which has patio doors leading out to the front of the property. This would make an ideal teenagers lounge or kid play room. The sitting room is off the family room, which is currently used as a guest

bedroom, however again this space is versatile and it depends on the purchasers requirements. There is patio doors which lead out to the decking area. Upstairs, there is a further three bedrooms one of which has an ensuite shower room, which is complementary tiled with a wc, his and hers basin, vanity units and large shower enclosure. The large family bathroom consists of a corner, bath, separate corner shower, wc, basin and vanity units. There is a study which could be useful for someone working from home or children's homework room.

Externally, there is a driveway which provides ample parking for a number of vehicles and a single garage. The area of garden to the front is mainly laid to lawn. The rear garden has a decking area and patio area for summer entertaining.



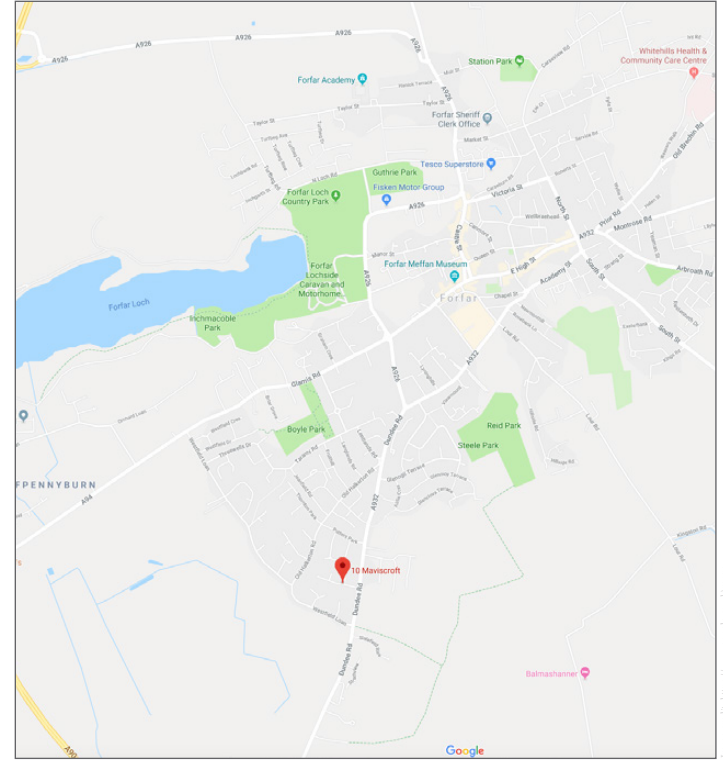






SPECIFICATIONS

FLOOR PLAN & PROPERTY LOCATION



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Part
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