



*Substantial and immaculately maintained
Bungalow with detached double garage set within
beautifully landscaped garden grounds*



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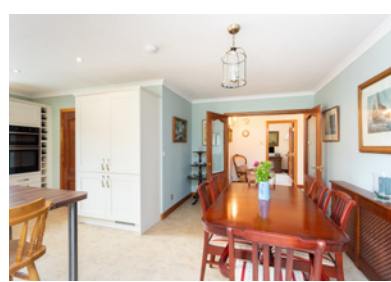
McEwan Fraser Legal is delighted to present this large, three-bedroom Bungalow in a semi-rural location. Set within beautifully landscaped garden grounds, this substantial detached bungalow offers an exceptional opportunity to acquire a meticulously maintained family home in a tranquil semi-rural setting. Designed with both comfort and functionality in mind, this impressive property provides spacious accommodation throughout and is ideally suited to families or those seeking a peaceful, long-term home with ample outdoor space and flexibility.

THE LOUNGE



The ground floor accommodation extends to approximately 167 square metres and comprises a welcoming entrance hallway, a generously proportioned lounge, and a well-appointed kitchen/dining room, ideal for family life and entertaining.

THE KITCHEN



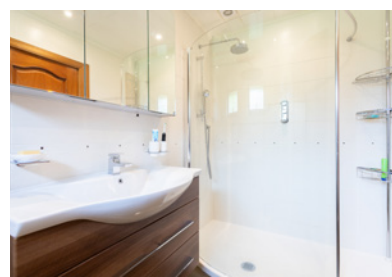
THE SUN ROOM



The adjacent sun room offers a peaceful retreat with views over the rear garden. The principal bedroom has been thoughtfully reconfigured from two former rooms to provide a luxurious suite with its own dressing room and en suite shower room. Two further bedrooms, a modern family bathroom, and a separate utility room complete the internal layout.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



Externally, the home is approached via a sweeping driveway, providing ample off-street parking and access to a detached double garage of block and slate construction. The garage has been cleverly adapted to include a garage/workshop area, a gym and shower room, and a separate storage area. It is fully serviced with light, power, and mains cold water, offering a highly flexible space to suit a variety of needs.

The garden grounds are a particular feature of the home, providing a picturesque and private setting with mature planting, well-maintained lawns, and a timber summerhouse ideal for relaxation or home working.

Located within a peaceful semi-rural enclave, the property is surrounded by a mix of residential and agricultural land, offering a sense of space and privacy, while still being within easy reach of all essential amenities in the nearby town of Forfar.

This outstanding property must be viewed to be fully appreciated.

EXTERNALS & GARAGE



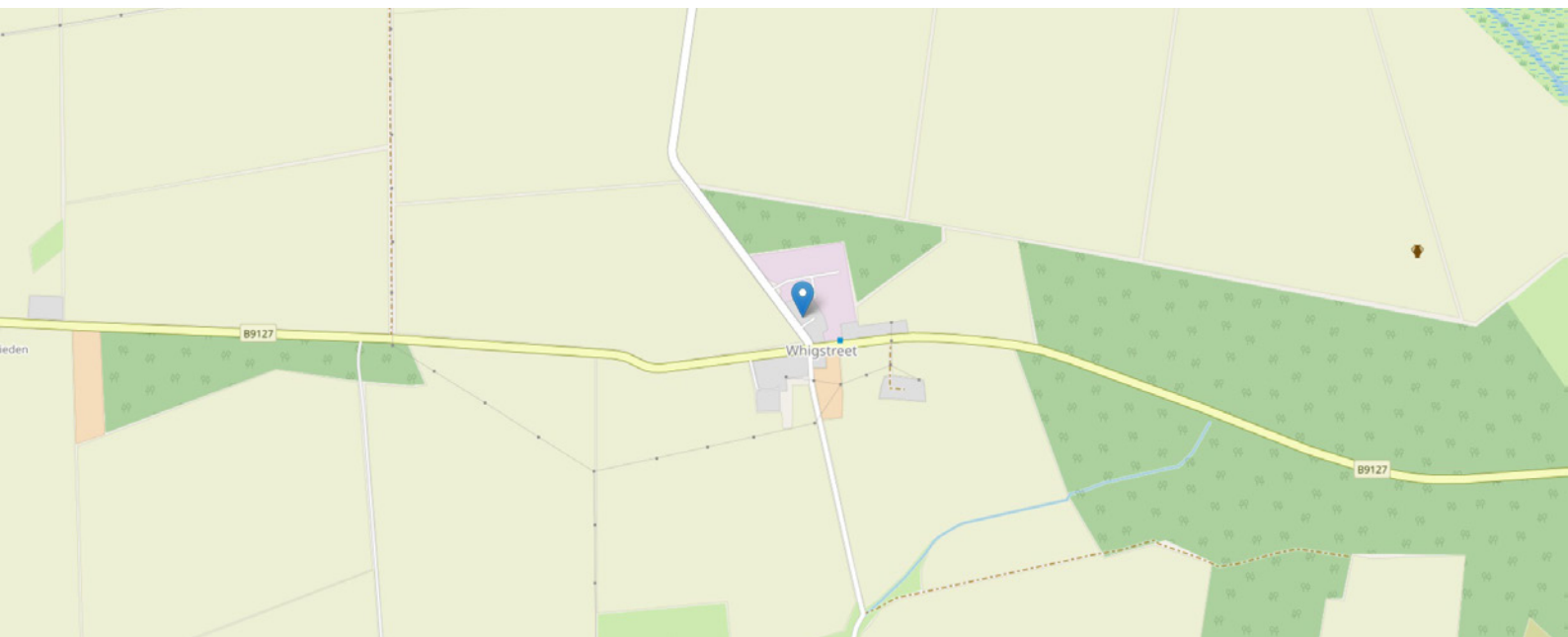


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 167m² | EPC Rating: D



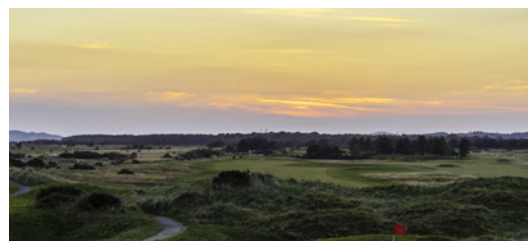
THE LOCATION

This delightful home enjoys a peaceful position in the hamlet of Whigstreet, offering a semi-rural lifestyle while remaining within easy reach of the surrounding towns and essential amenities. The location is ideal for families looking for space, tranquillity, and access to good schooling and everyday conveniences. Nearby Forfar, just a short drive away, provides a wide range of facilities including supermarkets, independent shops, cafés, healthcare services, and leisure amenities. Families will appreciate the excellent schooling options in the area, with local primaries and the well-regarded Forfar Academy serving as the main secondary school. The wider Angus region is also home to several nurseries and independent schools, providing flexibility for growing families.

The area is well connected by road, with the A90 offering straightforward access to Dundee, Aberdeen, and Perth, making commuting practical for those working in larger centres. Public transport links to Forfar and nearby villages ensure that essential services are always within reach.

For outdoor enthusiasts, the surrounding countryside offers a wealth of walking and cycling routes, along with easy access to golf courses, parks, and scenic spots for family outings. The nearby town of Carnoustie is known for its world-famous golf courses and also offers a coastal retreat with beaches and seaside amenities, just a short drive away.

This location has convenient access to schools, transport, and leisure, making it a superb choice for families seeking a long-term home in a welcoming rural community.



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