




McEwan Fraser Legal

Solicitors & Estate Agents

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48 McCulloch Drive

FORFAR, ANGUS, DD8 2EB



FORFAR

ANGUS

The county town of Forfar lies at the heart of Angus. A favourite royal residence in the 12th and 13th centuries, and an important religious centre, the story of Forfar is captured in one of the most imaginative museums in Scotland, The Meffan.

Because of Forfar's fertile location, agriculture is an important factor in the local economy and farmers gather in the town on a weekly basis for the cattle mart and on a monthly basis for the Angus Farmers' Market. Situated only a few minutes walk from the centre of the historic town, Forfar Loch Country Park with its woodland, loch and grassland habitats is a haven for visitors and wildlife throughout the year. For any enthusiastic fisherman, you have one of Scotland's famous and well-stocked river's, the South Esk one of Scotland's finest sea trout rivers during the summer months. With appropriate weather conditions, salmon runs are good in the spring and excellent in the autumn. The river is some forty-nine miles long with excellent fishing from Glen Clova down to the Montrose Basin where it enters the sea.

48 MCCULLOCH DRIVE

FORFAR, ANGUS

Part Exchange is available for this gem of a Bungalow in a desirable residential area of Forfar. We are delighted to introduce this desirable four-bedroom Bungalow with gardens back and front, a drive capable of parking several cars, and a garage. Conveniently located for all local amenities, McCulloch Drive is a popular residential area of the town.

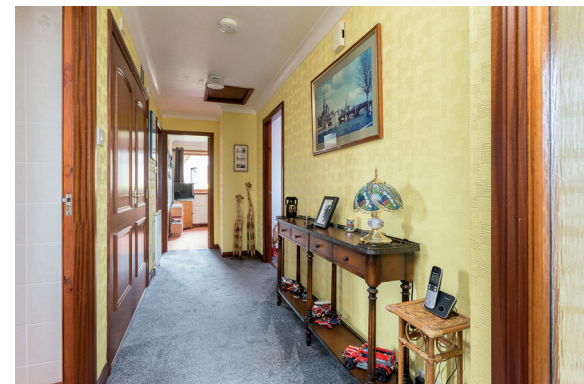
The kitchen offers ample floor and wall units in a contemporary modern finish and there is ample room for a small breakfasting table. A door from the kitchen opens to the utility room where another door opens to the garage, with another opening to the back garden.

The spacious lounge benefits from a window to the front of the house. The floor is carpeted and there is a feature alcove press. Sliding doors reveal the dining room where patio doors will lead you to the garden. The bathroom offers a three-piece suite with a bath, vanity basin and toilet. There is a shower over the bath and a glazed screen. There are four bedrooms, three of which benefit from built-in storage and the principle bedroom offers an en-suite shower room. The accommodation will allow you to be creative and is impressively spacious.

Externally, there are impeccably maintained and presented gardens to the front mostly laid to gravel for convenience, with a drive to the garage. Shrub borders add interest. To the back, the garden offers patio areas and a shaped lawn.



"...THE KITCHEN OFFERS AMPLE FLOOR AND WALL UNITS IN A CONTEMPORARY MODERN FINISH..."



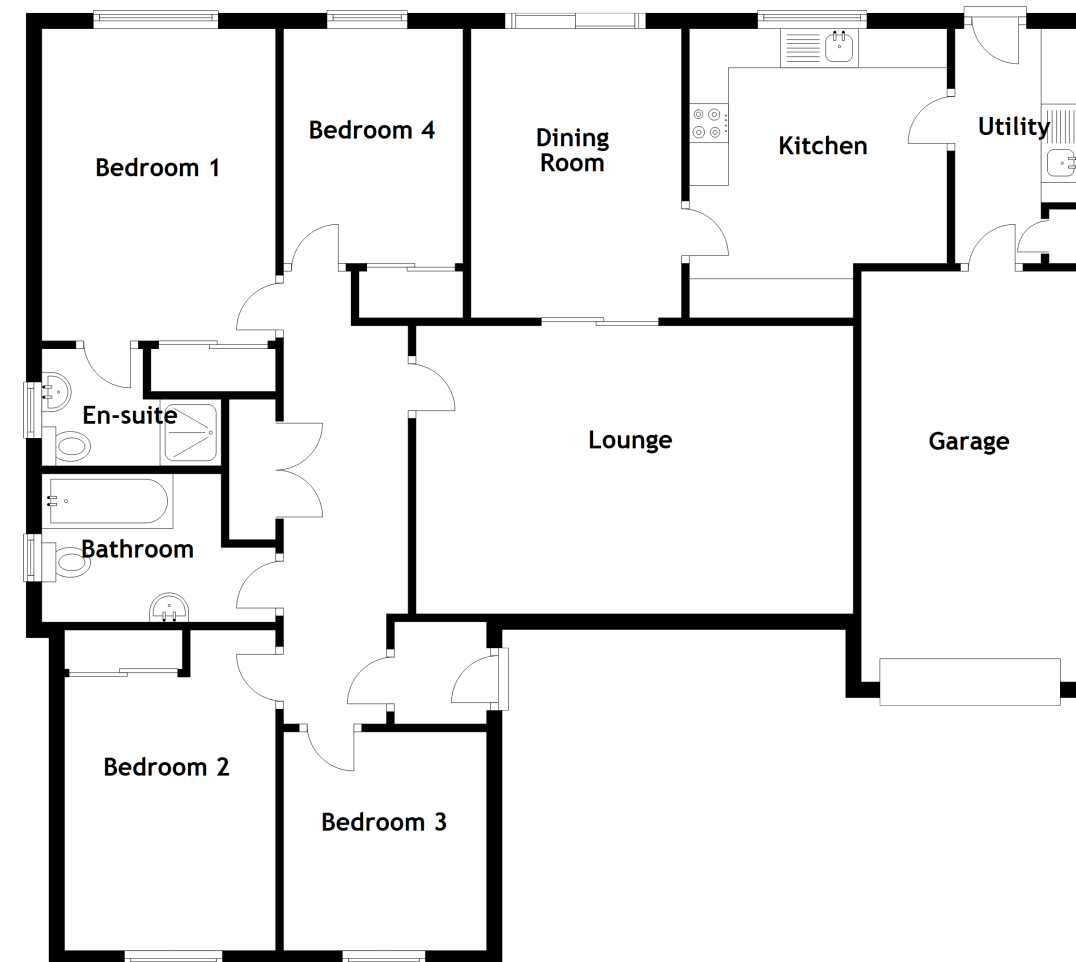






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

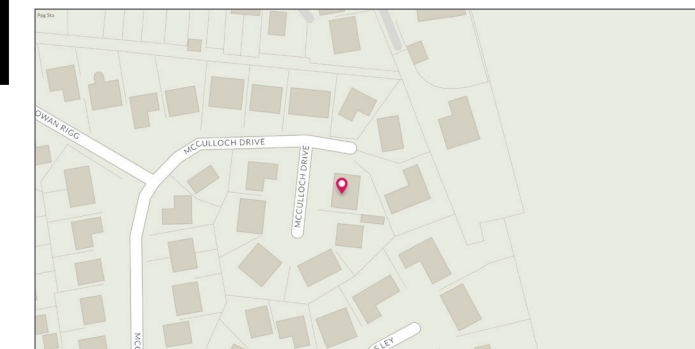


Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.60m (21'8") x 2.90m (9'6")
Lounge	4.10m (13'5") x 3.70m (12'2")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")
Bedroom 3	3.70m (12'2") x 3.20m (10'6")
Bedroom 4	3.50m (11'6") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 2.10m (6'11")
Utility	3.00m (9'10") x 2.10m (6'11")
WC	3.00m (9'10") x 1.00m (3'3")

Gross internal floor area (m²): 114m²

EPC Rating: C






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**Part
 Exchange
 Available**

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