



RSB/lindsays

3 Cunninghill View
Kingsmuir, Forfar DD8 2EF

'Attractive, detached villa with 4 bedrooms and double garage, set within a lovely cul-de-sac'.

- Vestibule & Hallways
- Lounge
- Kitchen/Dining/Sun Room
- Utility & Study
- 4 Double Bedrooms
- Cloakroom/WC, En-Suite & Family Bathroom
- Double Glazing
- Oil Central Heating
- Security Alarm
- Private Gardens
- Driveway & Double Garage

EPC Rating C

OFFERS OVER £330,000



Description

This is an attractive modern, detached villa which benefits from double glazing, oil central heating, security alarm, ample storage, Amtico flooring throughout apart from the stairs and landing, driveway and double garage.

The accommodation over two floors comprises of an entrance vestibule, hallways, study with French doors to the spacious lounge with Bay window, electric fire in surround, modern family living with expansive open plan fitted kitchen with island/breakfast bar, Rangemaster, integrated wine cooler and dishwasher, defined dining area to sun lounge/family room with French doors to the rear patio. Useful utility with door to garage and cloakroom/WC. On the upper level are four double bedrooms all with fitted wardrobes, master having dressing room and en-suite walk-in shower facilities. Completing this home is the family bathroom with separate mains shower in cubicle.

Included in the sale price are fitted floor coverings, carpets, light fittings, blinds where fitted, Rangemaster, integrated wine cooler, dishwasher and large garden shed.

Externally the sizable front garden is laid to lawn with mono block driveway providing parking for numerous vehicles to the double garage. The enclosed rear garden has a large lawn with decked and paved patios and shed. Ideal for family entertaining.

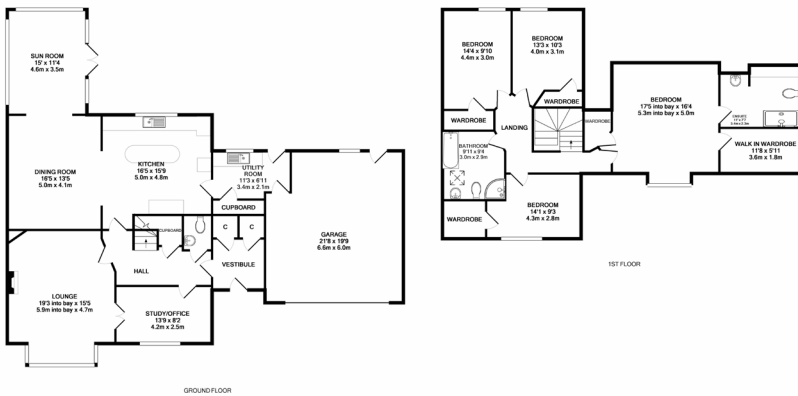
This is an excellent opportunity to acquire a family home, ready to move into and early viewing is highly recommended to appreciate the adaptable accommodation on offer.

Area

The village of Kingsmuir is on the outskirts of Forfar where many amenities are located which include shops, schools, social and leisure facilities and public transport. The A90 dual carriageway from Dundee to Aberdeen makes this an ideal location for commuting to all other Angus towns. Within half an hour drive away is the city of Dundee with all the amenities of a major city. Aberdeen is approximately an hour travelling time by car.

Viewing

Contact RSB Lindsays on 01382 802050.



We warrant every statement made in this advertisement to be true to the best of our knowledge and belief. We do not warrant the accuracy of the floor plan contained herein. Measurements are given in feet and inches and are approximate. The price is for guidance only and is subject to change. The property is sold as seen. No warranty will be given relative to planning and building documentation, or structural condition of the Property, or any services and appliances. The Property is being sold as seen.

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Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. The property is being sold by a Trustee. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation, or structural condition of the Property, or any services and appliances. The Property is being sold as seen.