

Simple Approach



**42 St. James Road, Forfar
Angus DD8 1LT**

Offers over £189,995

Simple Approach are delighted to welcome this deceptively spacious detached house on St James Road, Forfar to the residential market. Set in the heart of the picturesque Town of Forfar near Dundee this gorgeous family home could not be better located for nearby amenities, whilst also benefiting from a semi-rural setting enjoying the peace and quiet of countryside living. Boasting sought-after features such as gas central heating and double glazing this elegant period home is the ideal purchase for any growing family or first time buyer, comprising of entrance vestibule, entrance hall, spacious lounge, a separate family/sitting room, kitchen/ breakfast, three double bedrooms with master en-suit, fourth bedroom/study, workroom/craft room, cellar, externally the property further benefits from a car drive with car port, garage / workshop, out houses, sun room, front and rear garden. This property absolutely must be viewed in order to appreciate the full package on offer. Viewing is by appointment through Simple Approach Dundee 01382 646 133 or info@simpleapproachdundee.co.uk

Entrance Hall

Lounge
16'3" x 18'4" (4.97 x 5.59)

Sitting Room
16'6" x 7'8" (5.03 x 2.34)

kitchen
14'3" x 7'9" (4.36 x 2.37)

Bedroom
11'7" x 17'2" (3.55 x 5.24)

Bedroom
6'5" x 10'0" (1.96 x 3.05)

Bedroom
14'8" x 8'3" (4.48 x 2.52)

Bathroom
7'2" x 6'1" (2.20 x 1.86)

Anex Bedroom
13'5" x 15'0" (4.09 x 4.59)

en-suite
7'11" x 4'5" (2.43 x 1.35)

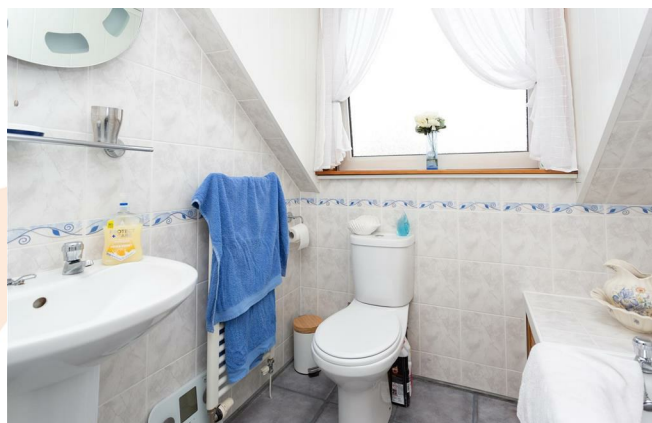
Workshop / Craft Room
16'2" x 12'4" (4.95 x 3.78)

Basement
21'0" x 9'1" (6.41 x 2.77)

Sun House

Garage / Workshop

Drive



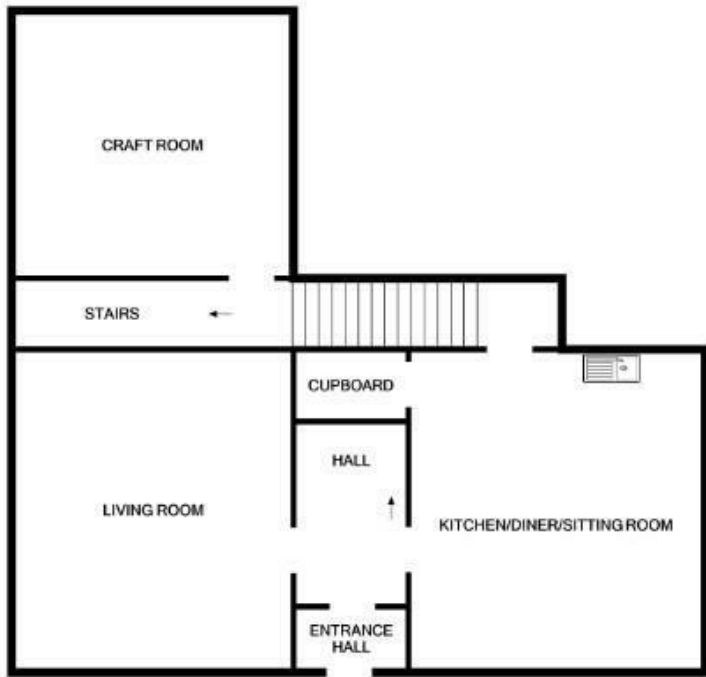


- Traditional Detached House
- Lounge & Sitting Room
- Garage / Workshop
- Viewing Essential

- Deceptively Spacious
- Fitted Kitchen
- Drive

- Four Bedrooms
- Two Bathrooms
- Sun House





GROUND FLOOR



1ST FLOOR

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.
Made with Metropix 52/021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		