



**6 Mary Findlay Drive, Longforan, Angus, DD2 5JE**



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# Offers Over £238,000



Next Home are delighted to bring to the market this immaculately presented 4 BEDROOM DETACHED VILLA set in a prime cul-de-sac location within the sought after village of Longforgan.

The spacious accommodation is split over two floors and comprises: entrance hall, W.C., lounge, dining room, breakfasting kitchen and two bedrooms (one of which is en-suite) on the ground floor level together with 2 double bedrooms and family bathroom on the upper level. There is a brand new gas central heating system and double glazing throughout. EPC RATING C.

Externally the property benefits from off street parking via a large mono blocked driveway and single garage together with well maintained areas of garden ground to the front and rear.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.

## AREA

Longforgan is a picturesque conservation village which offers a range of local amenities including a shop/post office, sociable bowling club, community hall, play park, church and village Inn. The village is ideally placed for the commuter with the national motorway network 15 miles distant in Perth. The M90 links to Edinburgh while the M9/M80 links to Stirling and Glasgow, and the A9 trunk road leads to Inverness. Ninewells hospital and medical school are within easy reach and PRI lies approximately 20 miles to the West of the village. Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity. There are mainline railway stations at Dundee and Perth.

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#### **ENTRANCE HALL**

**15' 9" x 8' 9" (4.8m x 2.67m)**

The entrance hall provides access to all accommodation on offer. Oak flooring. Large under stair storage cupboard housing the electric meter and fuse box. Radiator. Cornicing to the ceiling.

#### **W.C./CLOAKROOM**

**6' 4" x 3' 0" (1.93m x 0.91m)**

Fitted with a white suite comprising: W.C. and pedestal wash hand basin. Fully tiled walls with decorative borders. Vinyl flooring.

#### **LOUNGE**

**15' 9" x 13' 9" (4.8m x 4.19m)**

A bright and spacious public room with window to the front. Oak flooring. Ample space for a range of free standing furniture. Radiator. Feature wall. Cornicing to the ceiling.

#### **DINING ROOM**

**8' 9" x 8' 9" (2.67m x 2.67m)**

Entered via double doors from the lounge, the dining room is a spacious and versatile public room with French doors to the rear giving access to the garden. Space for a range of free standing dining furniture. Carpet. Cornicing to the ceiling. Radiator.



### **BREAKFASTING KITCHEN**

**14' 10" x 10' 10" (4.52m x 3.3m)**

A modern and tastefully decorated kitchen fitted with a range of wooden wall and base units with contrasting work surfaces and decorative tiling between. Integrated five ring gas hob with oven/grill beneath and extractor over. Integrated dishwasher, washing machine, tumble dryer and fridge/freezer. Stainless steel 1 1/2 bowl sink and drainer unit. Breakfast bar. Tiled effect flooring. Built in cupboard with shelving. Window and door to the rear. Radiator.

### **BEDROOM 3**

**12' 8" x 10' 2" (3.86m x 3.1m)**

A good sized double bedroom with window to the front. Built in wardrobe with mirrored sliding doors, hanging rail and shelving. Cornicing to the ceiling. Carpet. Radiator. Neutral décor. Access to the en-suite.

### **EN-SUITE SHOWER ROOM**

**8' 8" x 5' 8" (2.64m x 1.73m)**

Fitted with a white suite comprising: W.C. with concealed cistern, wash hand basin enclosed within vanity unit with storage under and vanity mirror over and shower cubicle. Tiling to the splash back areas with decorative border. Tiled effect vinyl flooring. An opaque glazed window to the side provides additional light and ventilation. Extractor fan.

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#### **BEDROOM 4**

**9' 10" x 8' 1" (3m x 2.46m)**

A very versatile room which is currently utilised as a fourth bedroom but, could be used as a study if required. Carpet. Radiator. Window to the rear.

#### **LANDING**

**3' 8" x 3' 3" (1.12m x 0.99m)**

A carpeted staircase provides access to the first floor landing and thereon to all accommodation on the upper level. Built in cupboard with shelving. Hatch providing access to the attic.

#### **BEDROOM 1**

**17' 0" x 14' 7" (5.18m x 4.44m)**

A generous sized double bedroom with attractive bay window to the front. Two built in wardrobes finished with mirrored sliding doors, hanging rail and shelving. Copious amount of room for a range of free standing bedroom furniture. Carpet. Radiator.

#### **BEDROOM 2**

**17' 0" x 12' 11" (5.18m x 3.94m)**

A further double bedroom with an attractive bay window to the front. Built in wardrobe finished with mirrored sliding doors. Carpet. Radiator. Neutral décor.

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### BATHROOM

**7' 8" x 6' 10" (2.34m x 2.08m)**

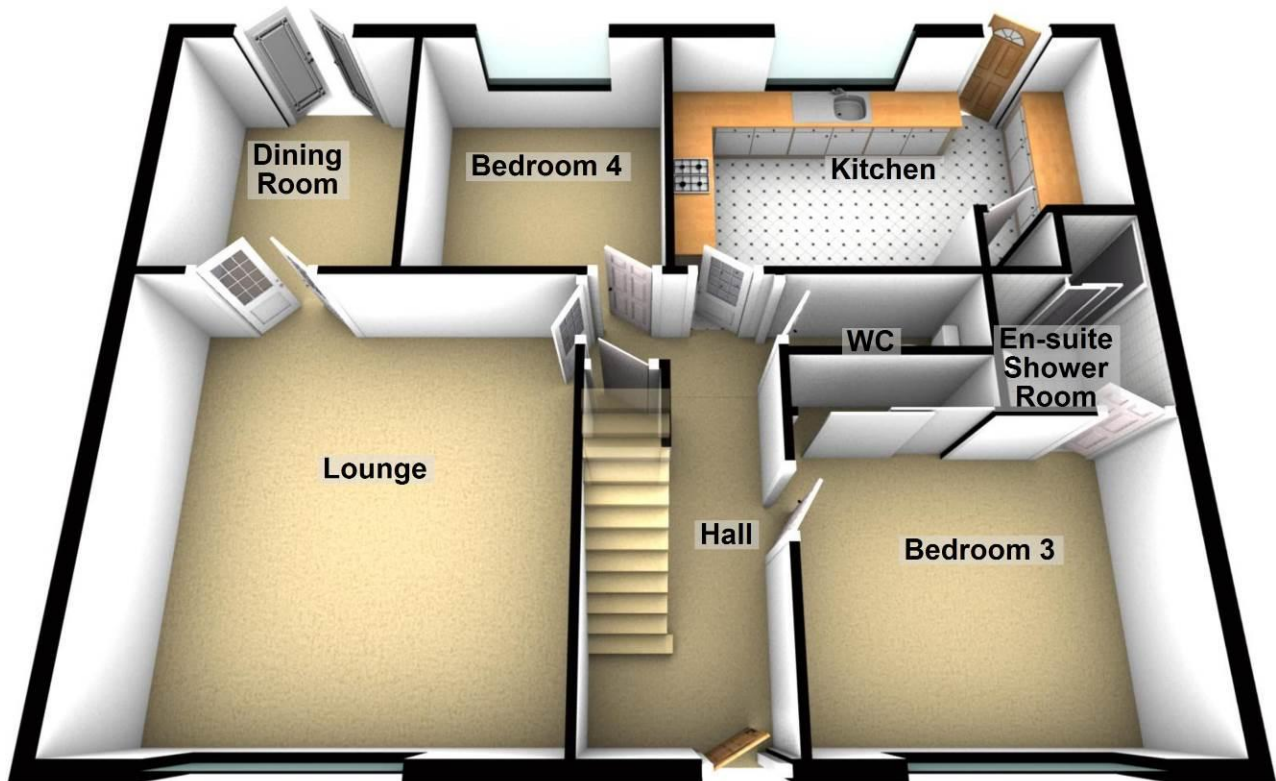
Fitted with a modern white suite comprising: W.C., pedestal wash hand basin and 'P' shaped bath with shower over and glazed screen. Fully tiled walls with decorative borders. Tiled effect flooring. Velux window to the front. Extractor fan.

### EXTERNAL

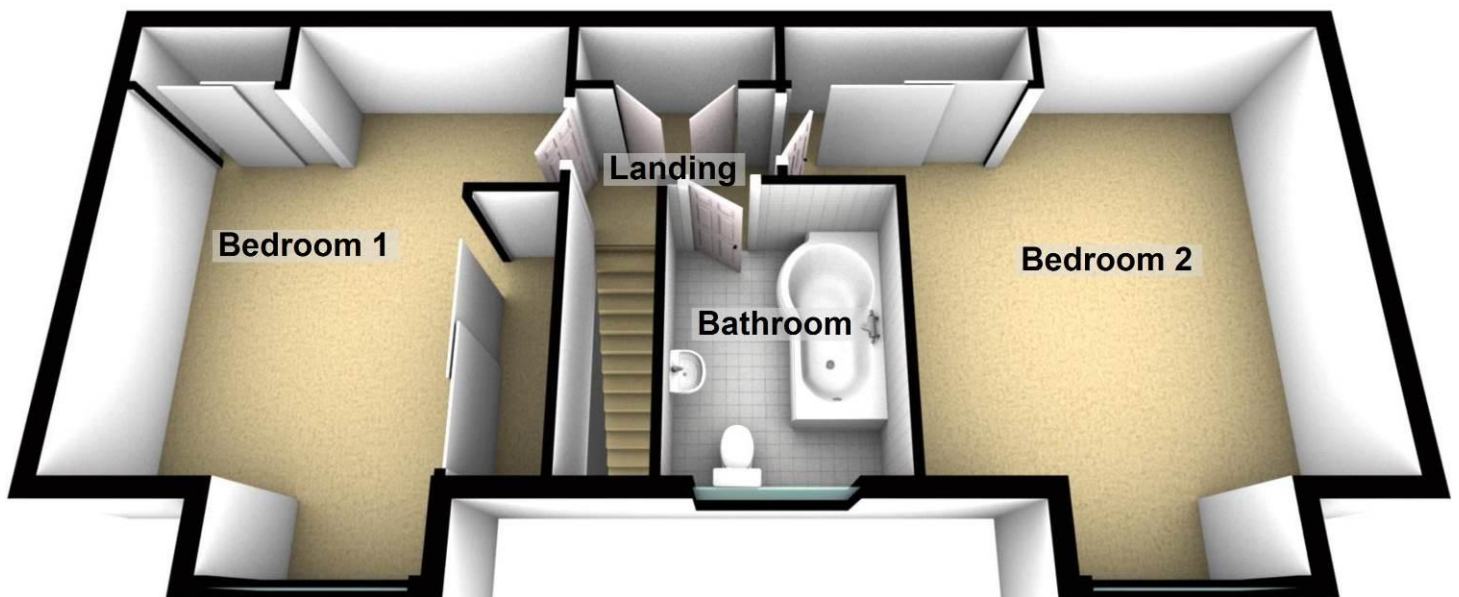
To the front the property there is a mono blocked driveway leading to a single garage which boasts power and light. Providing ample off street parking together with an area of immaculately kept garden ground which is predominantly laid to lawn with an attractive rockery border. To the rear of the property the garden is fully enclosed with a mixture of wall and timber fencing. A raised area of decking provides an ideal haven for relaxation and socialising during the summer months. Greenhouse and shed included in the sale.



### Ground Floor



### First Floor







  
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