

Simple Approach



Estate Agents



Skyview Balkeerie, Forfar, Angus DD8 1ST

Offers over £499,950

Simple Approach are delighted to welcome this absolutely outstanding detached family home to the residential market. Completed in 2013, this new build property sets itself apart in both its eco-friendly construction and overall design, with flawless finishes and beautiful accommodation from start to finish. Set in the heart of the small hamlet of Balkeerie just 10 minutes away from Forfar, this stunning home is surrounded by breath-taking views of the surrounding landscape at every angle, with large, bright windows flooding each space with natural sunlight, which also helps to heat the property throughout. This exquisitely designed family home was understandably nominated for an architectural award shortly after its construction due to its grand design and generously proportioned accommodation over two floors, comprising an open-plan lounge space with large dining area and spacious dining kitchen, three double bedrooms with a jack-and-jill en-suite on the ground floor, two separate modern shower rooms, a fourth double bedroom on the upper level and an impressive master suite with open-plan dressing room and a stylish adjoining en-suite bathroom. This property is an ideal purchase for any growing family who are accustomed to the very best in quality and design, with a love for the open views of gorgeous landscape as far as the eye can see.



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Bedroom (GF / North)

12'1" x 11'11" (3.7 x 3.65)

Bedroom (GF / South)

17'7" x 11'11" (5.37 x 3.65)

Jack & Jill En-Suite

7'11" x 7'5" (2.43 x 2.28)

Bedroom (GF / East)

10'7" x 14'0" (3.24 x 4.29)

Shower Room

10'7" x 5'11" (3.24 x 1.81)

Lounge

24'3" x 15'6" (7.40 x 4.73)

Open Plan Dining Kitchen

16'3" x 17'5"+14'0" (4.97 x 5.33+4.29)

This custom-design fitted kitchen comes with plenty of workspace with integrated appliances including a steam oven, separate single oven, fridge, dishwasher, induction hob and microwave with convection oven, as well as instant boiling water tap and garbage disposal unit for the very modern family. The open-plan element of the ground floor allows a more social way of preparing meals, offering the perfect spot for entertaining guests across the lower floor accommodation.

Utility

8'10" x 7'10" (2.70 x 2.40)

Double Garage

17'0" x 15'9" (5.19 x 4.81)

Bedroom 1

30'9" x 20'2" (9.39 x 6.16)

En Suite

8'3" x 10'0" (2.54 x 3.06)

WC

10'0" x 5'10" (3.05 x 1.78)

Office/ Bedroom 5

13'6" x 16'8" (4.13 x 5.09)

Family Room

18'2" x 19'11" (5.56 x 6.08)

External

Set on approximately 1/2 an acre of well-maintained land with a tranquil stream running alongside the boundary, Skyview enjoys a very special position within the hamlet of Balkeerie with gorgeous views from each angle of the property. Boasting sought-after features such as an electric gate with secure video access, a driveway comfortably accommodating 6 cars, a double garage with electric double door and a purposely-placed outside seating area, this family home absolutely must be viewed to appreciate the overall quality of property on offer.

Location

The hamlet of Balkeerie is based just 10 minutes outside the town of Forfar in Angus. A small collection of houses all of different sizes, ages and construction nestle beautifully on a small hillside, all enjoying open views across the Strathmore Valleys to the North and to elevated fields to the South.

For the commuter, the major cities of Dundee & Perth are both situated a short distance away, with Dundee around 10 minutes and Perth around 35 through the motorway links. Amenities such as shops, a post office and Primary Schools are all within close driving distance in Forfar as well as further amenities in Coupar Angus in the other direction where needed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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

