



21 Arbroath Road, Forfar  
Angus DD8 2JL  
Offers over £249,995

Simple Approach are delighted to welcome this immaculately presented family home on Arbroath Road to the residential market. Set within the ever-popular area of Forfar this pristine property is in beautiful move in condition throughout and is the ideal purchase for any growing family or couple looking for spacious accommodation with modern, tasteful decoration and high quality fixtures and finishing's present throughout each generously-proportioned living space. Comprising; a welcoming entrance hall with stunning ceiling cornicing, a sizeable lounge with beautiful large windows allowing plentiful natural light to flood the room, a very stylish fully fitted kitchen with integrated appliances and lovely breakfast bar feature, perfect for family dining. The property further benefits from three sizable bedrooms and stylish master en-suite, the property is complete with a further modern family bathroom. The loft space in this property has been completely renovated with being fully floored with new carpets, which is an excellent extra living space. This property offers contemporary style and luxury across two floors and would be appreciated by those seeking the best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, which only viewing will confirm to the purchaser.

## **Kitchen**

12'11" x 13'7" (3.94 x 4.15)

## **Utility/ Rear vestibule**

4'6" x 5'8" (1.38 x 1.73)

## **Lounge**

16'2" x 13'5" (4.93 x 4.11)

## **Bedroom (downstairs)**

9'4" x 12'2" (2.87 x 3.71)

## **Entrance Hallway**

13'9" x 9'2" (4.21 x 2.81)

## **Entrance Vestibule**

5'2" x 4'11" (1.58 x 1.51)

## **w/c**

10'0" x 2'11" (3.06 x 0.91)

## **Bedroom**

13'7" x 11'10" (4.16 x 3.63)

## **Ensuite**

14'1" x 3'10" (4.31 x 1.17)

## **Bedroom**

13'1" x 13'7" (4.0 x 4.15)

## **Bedroom**

9'5" x 8'4" (2.88 x 2.56)

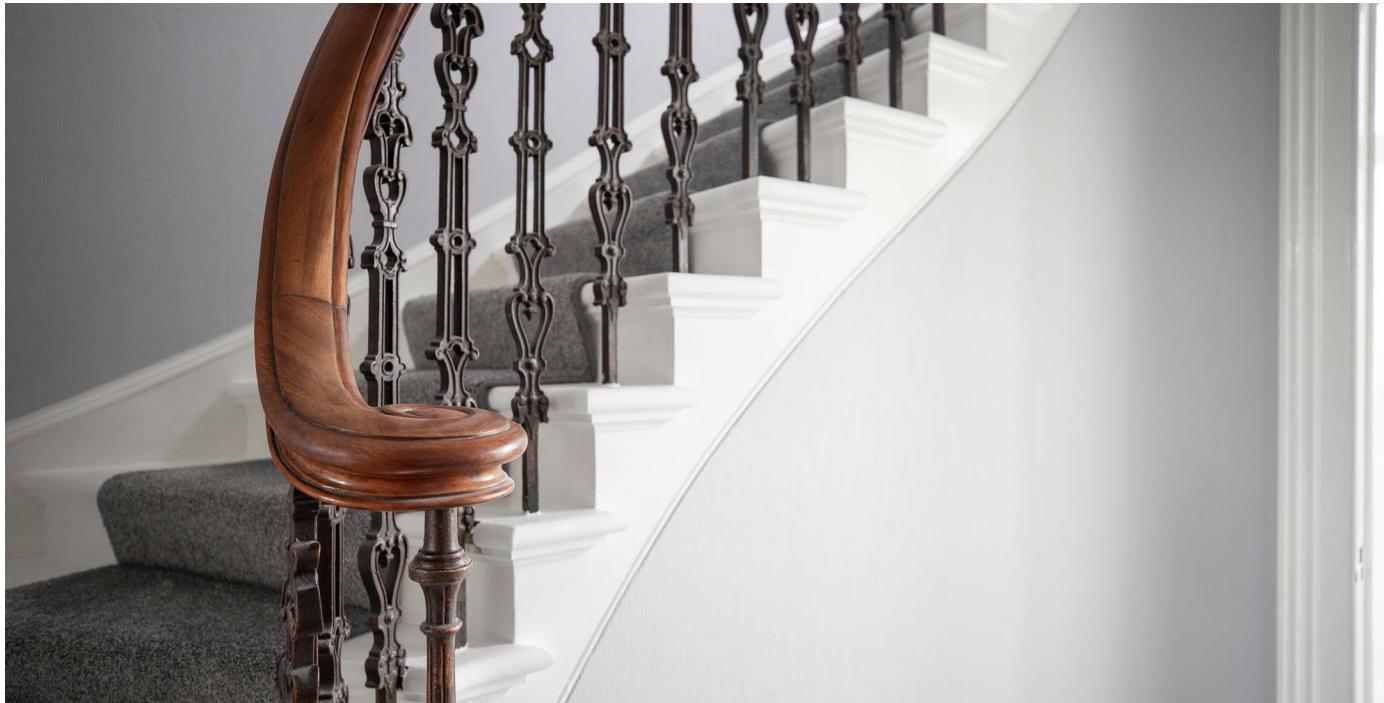
## **Attic**

23'11" x 16'6" (7.30 x 5.04)

## **Bathroom**

9'6" x 7'3" (2.91 x 2.21)





- Immaculately Presented Family Home
- Modern Fitted Kitchen
- Double Garage
- Four Bedrooms With Master Ensuite
- Sizable Lounge
- Large Private Driveway
- Spacious Accommodation
- Stunning Interior Throughout
- Modern Loft Conversion





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	