

Simple Approach



Estate Agents



**9 Isla Place, Forfar
DD8 3RG**

Offers over £224,995

Simple Approach are delighted to offer this well presented detached bungalow on Isla Place to the residential sales market. Set within the ever desirable location of Forfar, this property could not be better situated to take advantage of all local amenities and benefiting from being just a short drive away from Dundee City Centre.

This lovely home comes to the market in good condition throughout, comprising of; a welcoming entrance hallway, a spacious front facing lounge with large windows allowing for plentiful natural light to flood the room, a sizeable kitchen / diner, a conservatory, three generous bedrooms all with fitted wardrobes and a large bathroom completes this fantastic family home. Practical attributes include double glazing and gas central heating.

Externally the property enjoys a private driveway, single garage and easily maintained gardens to the front and rear of the property. Isla Place due to its excellent location and generous living space throughout lends itself to a wide range of buyers, including growing families, mature couples or first time buyers looking for a well located home in a highly sought-after area. Viewing is essential to appreciate the fantastic home on offer.

Lounge

15'9" x 14'3" (4.81 x 4.36)

Kitchen

18'4" x 9'3" (5.61 x 2.84)

Conservatory

10'4" x 15'6" (3.17 x 4.73)

Bathroom

10'1" x 10'2" (3.09 x 3.12)

Master Bedroom

9'10" x 11'10" (3.01 x 3.63)

Bedroom Two

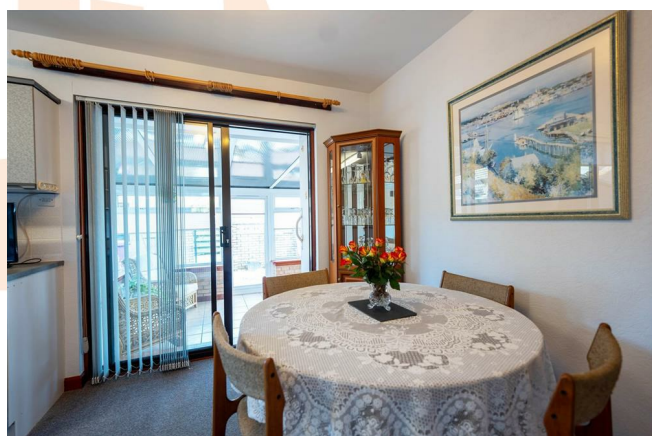
10'0" x 9'6" (3.05 x 2.92)

Bedroom Three

10'0" x 10'5" (3.07 x 3.18)

Hallway

19'1" x 3'2" (5.82 x 0.97)





- Detached Bungalow
- Sizeable Kitchen / Diner
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms
- Conservatory
- Private Driveway & Single Garage
- Bright & Spacious Lounge
- Highly Sought After Location



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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		84
(81-91) B		
(69-80) C	70	
(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		