



**'JESMOND'**  
**5 HANICK TERRACE, FORFAR, DD8 3JU**

**DETACHED VILLA**



- **Deceptively spacious Detached Villa offering adaptable accommodation over two levels**
  - **Ideally located in a very sought after and established residential area of Forfar**
  - **Gas Fired Central Heating and Double Glazing, ample storage**
- **Well laid out, mature garden plot with long driveway leading to a Detached Garage**



**OFFERS OVER**  
**£260,000**

# Property Description

This attractive, traditional styled DETACHED VILLA must be viewed to appreciate the bright and spacious accommodation on offer. Ideally located in an established and sought after residential area in the town of Forfar, the property offers adaptable accommodation over two levels and benefits from Gas fired central heating and Double glazing. The bustling town of Forfar offers a whole wealth of amenities and services, with excellent supermarket shopping, local cafes, restaurants, public houses and takeaway outlets, together with well regarded primary and secondary schooling (Forfar High School is located within easy reach of the property). The popular Angus Glens are within easy reach and offer excellent recreational activities, with hillwalking and there are golf courses closeby. On entering the property there is a welcoming Hallway with feature Karndean wood flooring which continues into the spacious Lounge which has a bay window, there is another well proportioned room presently used as a ground floor Bedroom but which could be used as a formal Dining Room or Sitting Room, a further ground floor Bedroom, large Family Bathroom (with separate shower cubicle), a well appointed Dining Kitchen with feature Island and breakfasting area, which leads off into the Conservatory; a rear Hallway leads to the Utility Room and external door out to the rear garden. On the upper floor there are two further double Bedrooms and access into the attic/loft space. Externally, the property sits on a good-sized, established garden plot, all neatly laid out and a driveway leads to a detached Garage. Overall, this property would suit a variety of purchasers and early viewing is not to be missed.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, LOUNGE, BEDROOM 1 or DINING/SITTING ROOM, BEDROOM 2, FAMILY BATHROOM, DINING KITCHEN, CONSERVATORY, REAR HALLWAY, UTILITY ROOM; UPPER FLOOR:- MASTER BEDROOM, BEDROOM 4 & ATTIC SPACE. GARAGE

**ENTRANCE HALLWAY:** Entering into the front of the property, there is a traditional styled covered entrance with brick work and a substantial front entrance door which leads into the Hallway. In the Hallway there is feature Karndean wood flooring, which continues through into the Lounge. CH Radiator. Staircase leading to the upper floor accommodation.

**LOUNGE:** Approx. 12'10 x 14'2. A spacious and well proportioned Lounge, with a square bay window overlooking the front garden and out towards the street. There is ample space for furniture settings. Feature Karndean wood flooring.

**BEDROOM 1:** Approx. 12'10 x 14'2. A spacious room, presently used as a ground floor Bedroom but which could be used as a formal dining room or sitting room, and which has a square bay window overlooking the front garden. There is an original tiled fireplace. CH Radiator.

**BEDROOM 2:** Approx. 12'10 x 10'11. Another spacious Bedroom, with a side-facing window. Ample space for bedroom furnishings. CH Radiator.

**FAMILY BATHROOM:** Approx. 9'8 x 5'7. Comprising a WC and wash-hand basin incorporated within vanity units, and a double ended bath tub. Corner shower cubicle housing a power/mains shower with hand-held and deluge showerhead/attachments. Parador style lined ceiling with inset spotlights. Tiled floor. Side-facing opaque glazed window allows for natural light and ventilation. Heated CH towel rail.

**DINING KITCHEN:** Approx. 13'4 x 13'5. The Kitchen is well appointed, fitted with modern base and wall mounted units, worktop surfaces incorporating a sink with a shower mixer tap, set within an Island. The Island also has an integral Wine Cooler Fridge and a breakfasting/seating area. The Kitchen is fitted with a Range Master Cooker, with a double oven, grill and induction hob with a stainless steel extractor hood above the hob. Contemporary vertical wall CH Radiator. Double opening doors lead out into the Conservatory. Located off the Kitchen is access into a Rear Hallway, with an external door out into the rear garden, and a large under-stair storage cupboard. There is also a Utility Room located here.

**UTILITY ROOM:** Approx. 12'3 x 8'4. Fitted base and wall mounted units, worktop surfaces incorporating a stainless steel sink with shower/mixer tap. Plumbing and space for an automatic washing machine, dishwasher and tumble dryer. Space for fridge/freezer. CH Radiator. Side and rear-facing windows.



**CONSERVATORY:** Approx. 10'2 x 10'7. Located off the Kitchen, this is a lovely bright and spacious sun room, with views over the rear garden and with access via double doors out into the garden.

**UPPER FLOOR:** Staircase leading to the upper floor accommodation; there is a rear-facing window which allows for ample natural light onto the landing and the window offers an open view over the rooftops and countryside beyond.

**MASTER BEDROOM:** Approx. 13'4 x 13'2. A very spacious, double Bedroom with a rear-facing window. Built-in range of wardrobes with shelving and hanging space and overhead storage cupboards. CH Radiator. Door into loft space.

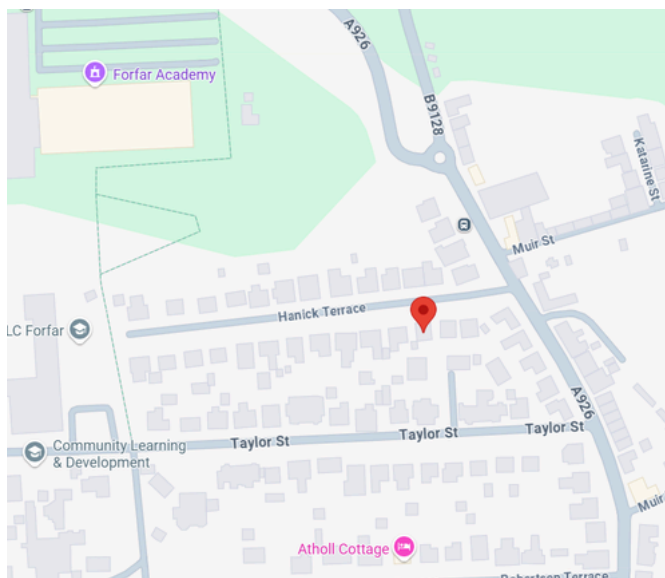
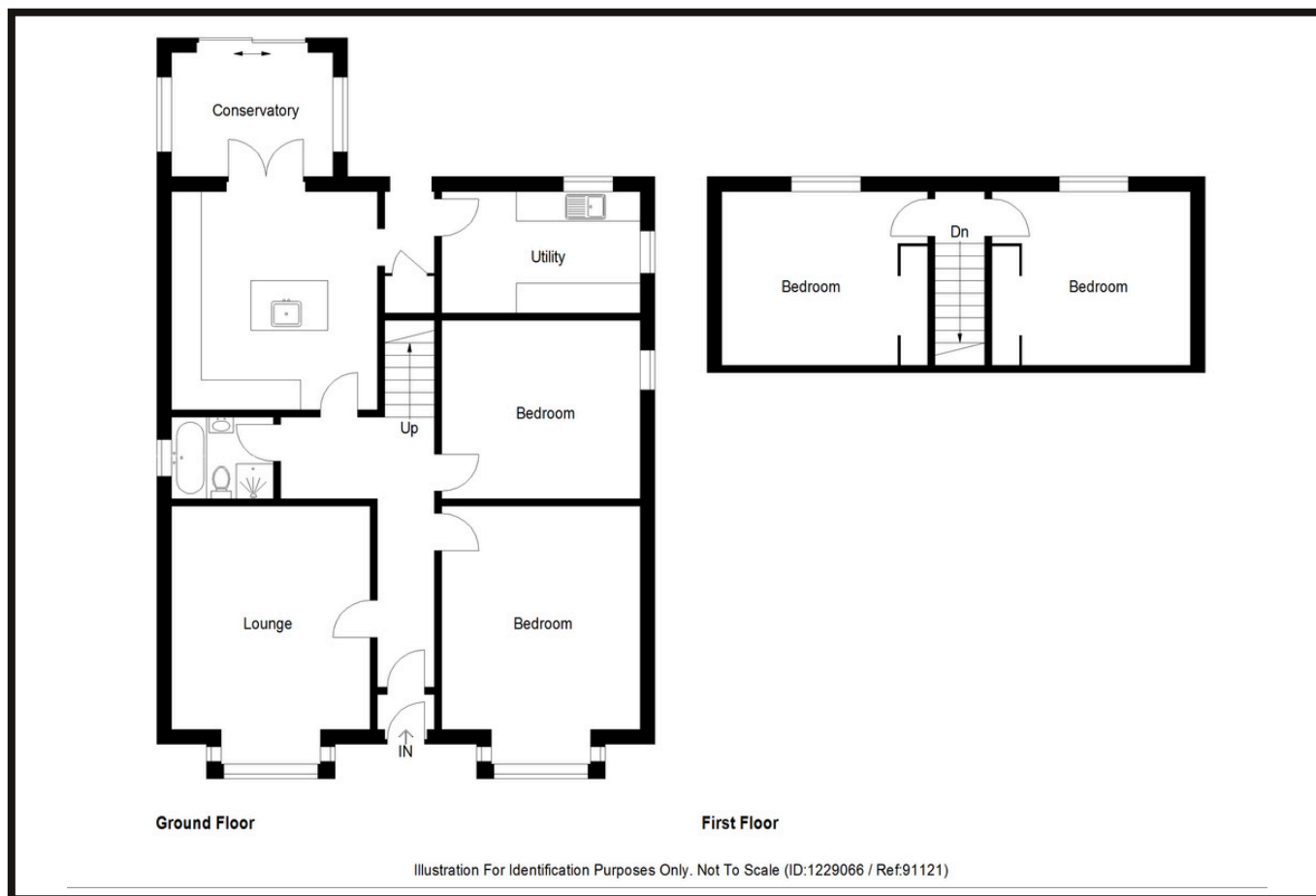
**BEDROOM 4:** Approx. 12'2 x 12'10. Another double Bedroom, with a rear-facing window. Built-in range of wardrobe fittings, shelving and hanging space, with sliding doors, and overhead storage cupboard. CH Radiator. Door into another loft space, this is a large loft space with electric light.

**GARDENS & GARAGE:**

The property sits on a lovely, established garden plot, with the front garden bounded by low level walls and laid out in lawn with borders of stone-chips and established shrubs. A long driveway affording ample off-street car parking and leading to the detached Garage, with an electric roller garage door, power and light. Adjoining the Garage there is an additional store at the back. The enclosed rear garden is well laid out, with lawn and established shrubs, and a lovely sunny patio area. Outside water tap.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly  
Yeoman**

**tspc**

Connect with us

