



DUNDEE | ANGUS | FIFE



FOR SALE / LONGFORGAN

# 8 Westbank Road

LONGFORGAN | DD2 5FB

A spacious four-bedroom family home with countryside views and energy-conscious features.

OFFERS OVER

**£460,000**

4 BEDROOMS / 2 EN-SUITES

HOME OFFICE / SINGLE GARAGE

A HOME WITH MORE TO OFFER

# Space for family life

Generous, flexible accommodation on the edge of Longforgan.



8 WESTBANK ROAD | VILLAGE & COUNTRYSIDE SETTING

|                                      |                                      |                                         |
|--------------------------------------|--------------------------------------|-----------------------------------------|
| <div>4</div> <div>BEDROOMS</div>     | <div>2</div> <div>EN-SUITES</div>    | <div>1</div> <div>HOME OFFICE</div>     |
| <div>4</div> <div>CAR DRIVEWAY</div> | <div>1</div> <div>GARAGE SPACE</div> | <div>3</div> <div>ENERGY FEATURES</div> |

A modern detached villa arranged over two floors, with an open-plan kitchen and dining area, a separate lounge, four bedrooms and a dedicated home office. A large enclosed garden with a summer house with power, a single garage and a countryside outlook complete the setting.

THE HEART OF THE HOME

## Room to cook, dine and gather

A generous open-plan kitchen and dining space with direct access to the garden.



OPEN-PLAN KITCHEN / DINER



DINING AND KITCHEN



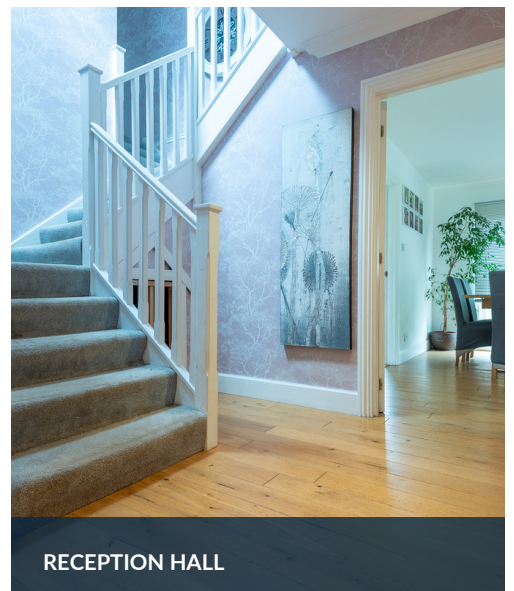
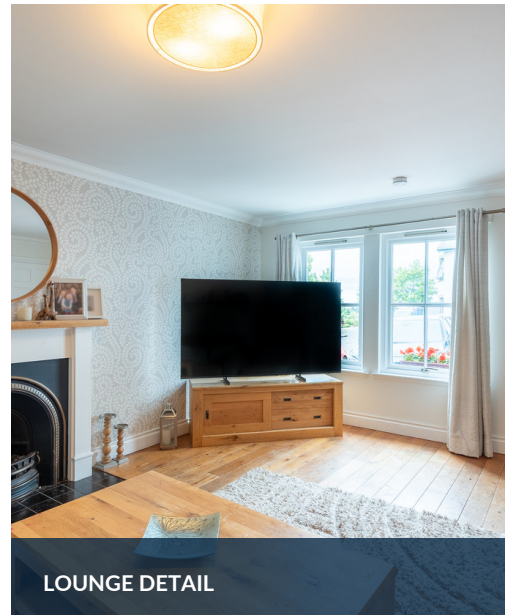
FLEXIBLE FAMILY SPACE

An island with breakfast seating sits alongside an integrated dishwasher and double ovens, with plenty of room for a family dining table. The American-style fridge freezer shown in the property is not included in the sale.

FOR LIVING AND WORKING

## More room for every day

A separate lounge, welcoming entrance and dedicated space to work from home.

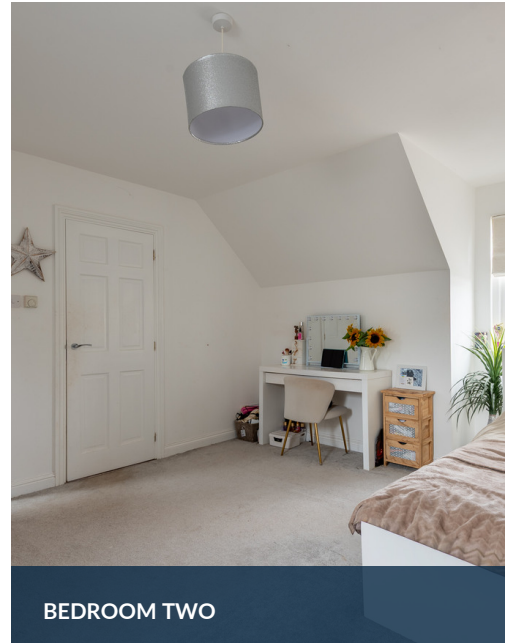


The separate home office offers a useful quiet space away from the main living area. A reception hall, utility room and ground-floor WC add practical flexibility for busy family life.

BEDROOMS

## Space for everyone

Four good-sized bedrooms, including two with their own en-suites.



Four bedrooms offer flexible accommodation for family, guests or additional work space. Bedrooms one and two each have en-suite facilities.

BATHROOMS

## Well-appointed spaces

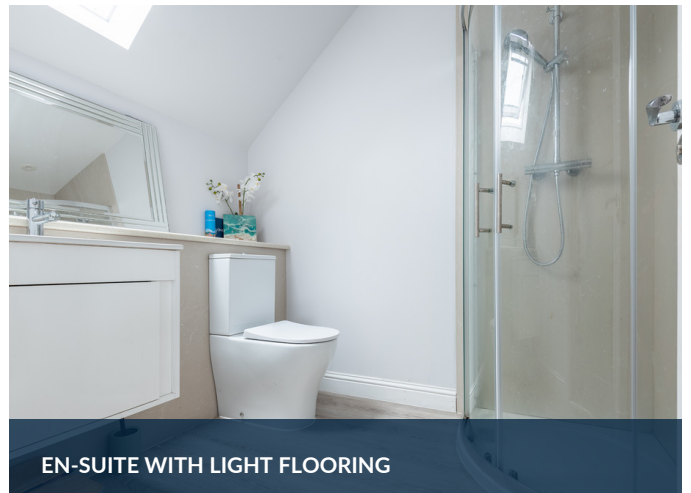
A spacious family bathroom, two en-suites and a ground-floor WC.



FAMILY BATHROOM



BATH AND WALK-IN SHOWER



EN-SUITE WITH LIGHT FLOORING



GROUND-FLOOR WC

The family bathroom includes twin sinks, a bath and a separate walk-in shower. Two bedrooms benefit from en-suites, while a separate cloakroom is conveniently positioned on the ground floor.

ENERGY-CONSCIOUS FEATURES

# Thoughtful extras

Solar panels, a thermodynamic system and an electric vehicle charging point.



AN AERIAL VIEW OF THE HOUSE AND ROOF



## SOLAR PANELS

Panels are installed on the property.



## THERMODYNAMIC SYSTEM

The property has a thermodynamic system.



## EV CHARGING

A charging point is fitted at the front.

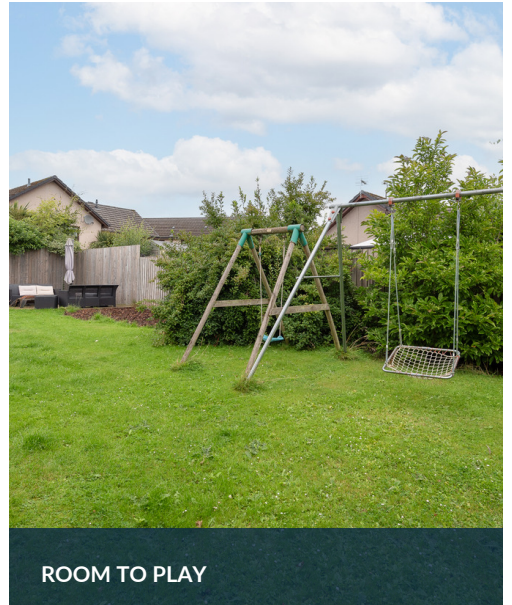
## PRACTICAL FAMILY PARKING

A driveway accommodating up to four cars, a single garage with power and lighting and convenient charging at the front of the house.

GARDEN AND COUNTRYSIDE

## Space inside and out

A large enclosed garden, generous off-street parking and an outlook over open countryside.



The rear garden is predominantly laid to lawn, with space for play and outdoor dining, and includes a summer house with power. Longforgan provides village amenities and a primary school, with convenient links to Dundee, Ninewells Hospital and the A90 towards Perth.

AT A GLANCE

Room dimensions

Approximate sizes from the supplied property particulars.

|                     |                |
|---------------------|----------------|
| Lounge              | 19'8" × 14'    |
| Kitchen / diner     | 20'1" × 19'10" |
| Bedroom one         | 20'2" × 11'9"  |
| En-suite one        | 5'6" × 7'6"    |
| Bedroom two         | 16'4" × 11'4"  |
| En-suite two        | 5'11" × 7'7"   |
| Bedroom three       | 14'8" × 9'11"  |
| Bedroom four        | 14'10" × 8'9"  |
| Home office / study | Dedicated room |



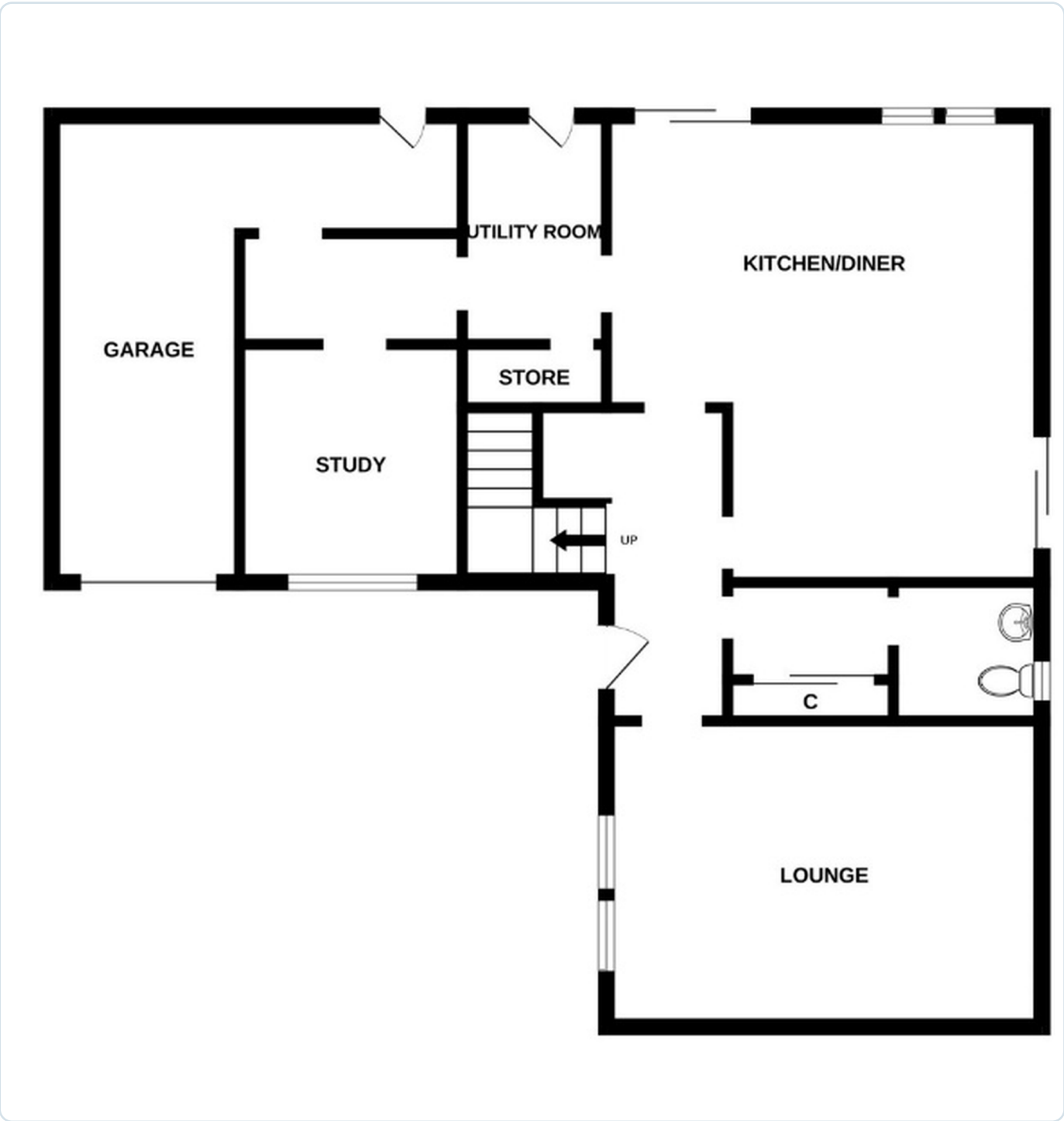
Also: utility room, cloakroom, family bathroom and single garage.

Room sizes are approximate; the home office dimensions have not been supplied. The floor plans on the following pages show the property layout.

LAYOUT

# Ground floor

Kitchen / diner, lounge, study, utility and single garage

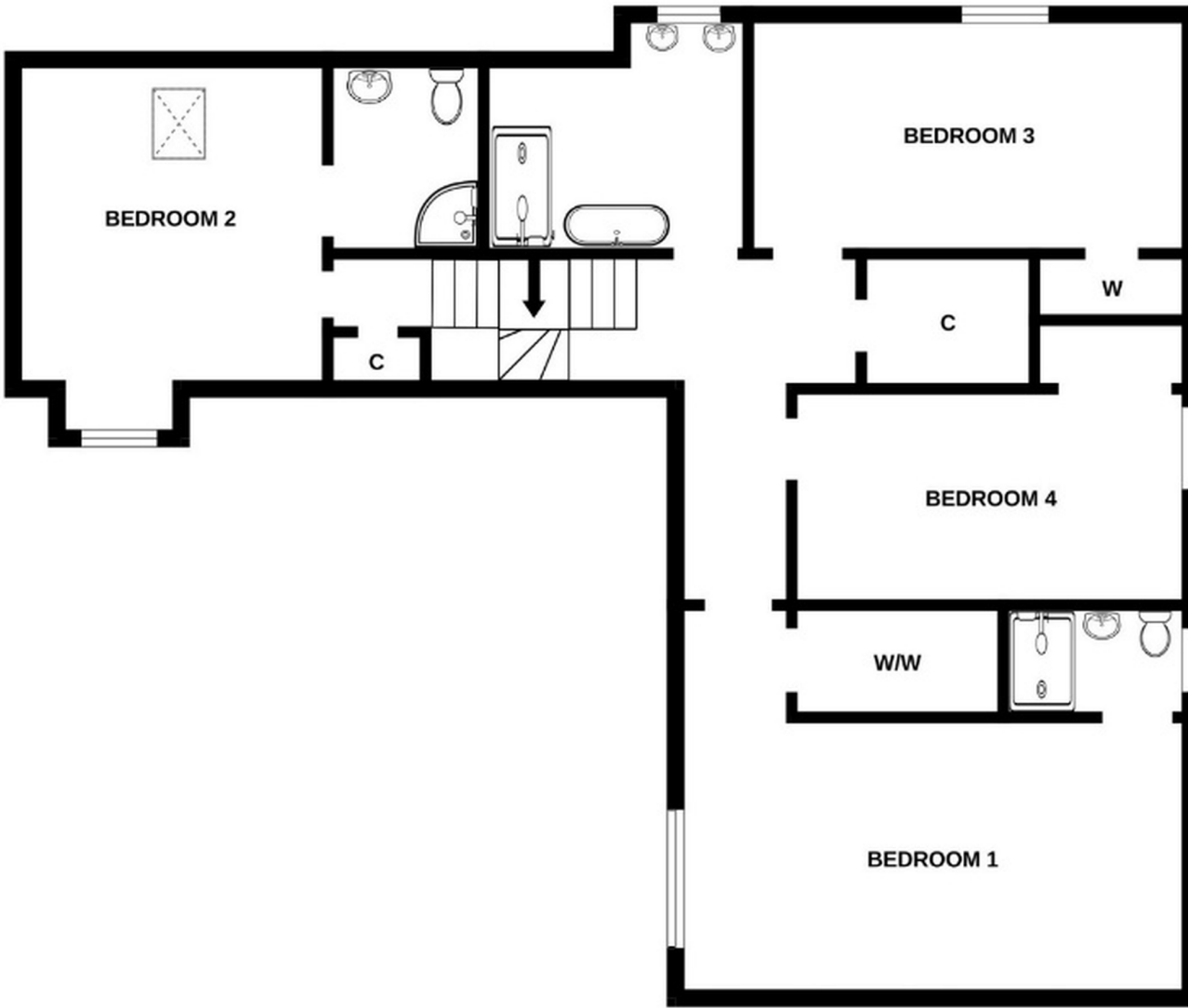


Floor plans are for guidance only and are not to scale. Measurements, fixtures and room layout should be checked independently. The services, systems and appliances have not been tested by MML Law.

LAYOUT

# First floor

Four bedrooms, en-suites and family bathroom



Floor plans are for guidance only and are not to scale. Measurements, fixtures and room layout should be checked independently. The services, systems and appliances have not been tested by MML Law.

ARRANGE YOUR VISIT

# The essentials

Everything you need to take the next step.

VIEWING

By appointment through MML Law on **01382 206000**. For evenings and weekends, telephone **07968 200444**.

---

INCLUDED IN SALE

Floor coverings, window fitments, light fitments, the fitted dishwasher and double ovens are included, as confirmed by the sellers.

---

NOT INCLUDED

The American-style fridge freezer is being removed and is **not included** in the sale.

---

HOME REPORT

Contact MML Law to request a copy of the Home Report. Energy-performance figures and system specifications should be checked against the report and supporting documentation.

---

DIRECTIONS

From Dundee, take the A90 west to Longforan. Continue along Main Street, turn left into Station Road, right into Rosamunde Pilcher Drive and then left into Westbank Road.

---



CONVENIENT COUNTRYSIDE AND COMMUTER SETTING



DUNDEE | ANGUS | FIFE



8 WESTBANK ROAD / LONGFORGAN

# Make this home your next move.

Arrange a viewing or request the Home Report directly from the MML Law property team.

PROPERTY ENQUIRIES

**01382 206000**

[property@mmlaw.co.uk](mailto:property@mmlaw.co.uk)

[mmlaw.co.uk](http://mmlaw.co.uk)

DUNDEE | ANGUS | FIFE