



7 The Glebe, Tannadice,
Forfar DD8 3RP

Offers Over £265,000

We are delighted to bring to the market this delightful detached executive bungalow which has been built to high specifications throughout by Craigallan Homes. The house is quietly situated close to the far end of a small cul-de-sac of similar styled luxury homes.

The subjects are in excellent decorative order and benefit from oil central heating, double glazing, modern dining kitchen, numerous TV and BT points, versatile and spacious accommodation which is well suited to the needs of the growing family. All floor coverings, security alarm system, integrated kitchen appliances and blinds are included. There are ample storage facilities throughout including built-in wardrobes in three of the bedrooms and a large attic area. Externally, the monobloc driveway provides parking facilities for a number of vehicles and access to the single integral garage. The landscaped gardens surrounding the property have lawns, well stocked borders and a sheltered stone patio. Outstanding panoramic views are available across the surrounding open countryside.

The picturesque conservation village of Tannadice boasts a Primary school, community park and recreational facilities. All other amenities can be found at surrounding Angus towns including Forfar and Kirriemuir, which are both within easy access, as are the cities of Aberdeen and Dundee. Early viewing is highly recommended to fully appreciate the standard and location of the subjects on offer.
EPC - C

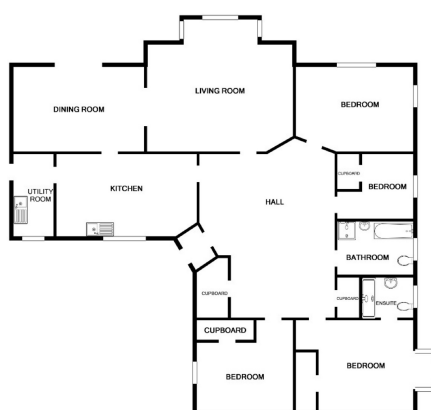
- Luxury Det. Bungalow
- 2 Public Rooms
- 4 Bedrooms
- Dining Kitchen & Utility
- Bathroom
- En-Suite
- Double Glazing
- Oil Central Heating
- Landscaped Gardens
- Garage & Driveway
- Panoramic Views
- EPC Rating C



7 The Glebe, Tannadice, Forfar DD8 3RP



| | | |
|----------------------|-------------|-----------------|
| Lounge | 18'2 x 17'7 | (5.54m x 5.36m) |
| Dining Room | 11'8 x 11'8 | (3.56m x 3.56m) |
| Dining Kitchen | 14'3 x 12'9 | (4.34m x 3.89m) |
| Utility Room | 12'9 x 5'3 | (3.89m x 1.60m) |
| Master Bedroom | 17'8 x 9'10 | (5.38m x 3.00m) |
| En Suite Shower Room | 8'7 x 4'3 | (2.62m x 1.30m) |
| Bedroom 2/Office | 14'0 x 10'5 | (4.27m x 3.18m) |
| Bedroom 3 | 12'9 x 8'9 | (3.89m x 2.67m) |
| Bedroom 4 | 9'10 x 9'4 | (3.00m x 2.84m) |
| Bathroom | 13'2 x 6'3 | (4.01m x 1.91m) |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, volume and floor plans should have not been verified and no guarantee as to their suitability or efficiency can be given.
March 2020 (02/21)

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews