



60 St Ninians Road,
Forfar DD8 1PT

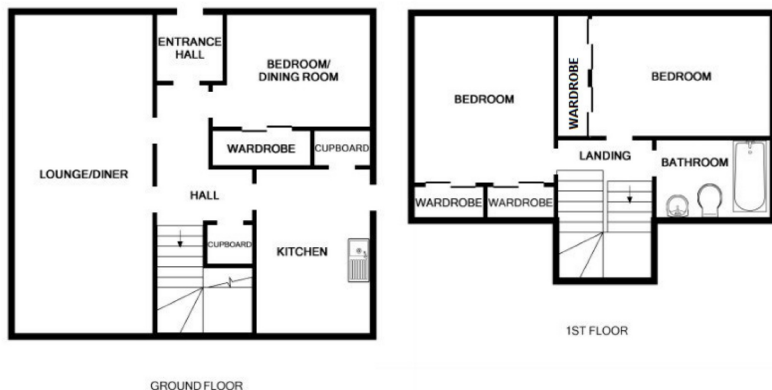
Offers Over £150,000

- Semi Detached Modern Villa
- Lounge/Dining Room
- 3 Double Bedrooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Good Sized Gardens
- Driveway & Shed
- Cul-de-sac Location



Occupying a generously proportioned corner site within a cul-de-sac of similar properties, this south facing Semi Detached modern Villa will provide comfortable and spacious family accommodation on two levels in the hamlet of Padanaram. The property is in good decorative order and benefits from double glazing, gas central heating and will be sold with some white goods (no warranty will be given), floor coverings, and blinds included. Ample storage facilities are available throughout the property. There is a bright spacious lounge/dining room, 3 Double Bedrooms with fitted wardrobes and a family bathroom with 3 piece fitted suite. Outside a large gravel area with dropped kerb provides ample parking facilities. The side access has additional off street parking area and a ramp for disabled access alongside a small patio area. The shrub borders and grass area to the front of the property have been constructed with easy maintenance in mind. Pleasant views are available from the front elevation across surrounding countryside towards Forfar. There is a regular bus service to both Forfar & Kirriemuir and it is within easy commuting distance of Aberdeen and Dundee . Early viewing is highly recommended. EPC - C.

Lounge/Dining Room	23'6 x 10'6	(7.16m x 3.20m)
Dining Room/Bedroom 3	11'6 x 9'3	(3.51m x 2.82m)
Bedroom 1	13'11 x 10'7	(4.24m x 3.23m)
Bedroom 2	12'7 x 9'9	(3.84m x 2.97m)
Kitchen	11'8 x 8'7	(3.56m x 2.62m)
Bathroom	8'7 x 6'8	(2.62m x 2.03m)



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