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Let's get a move on!



33 Forrestal Street

Edzell Woods | By Brechin | DD9 7XG



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Offers Around £122,500

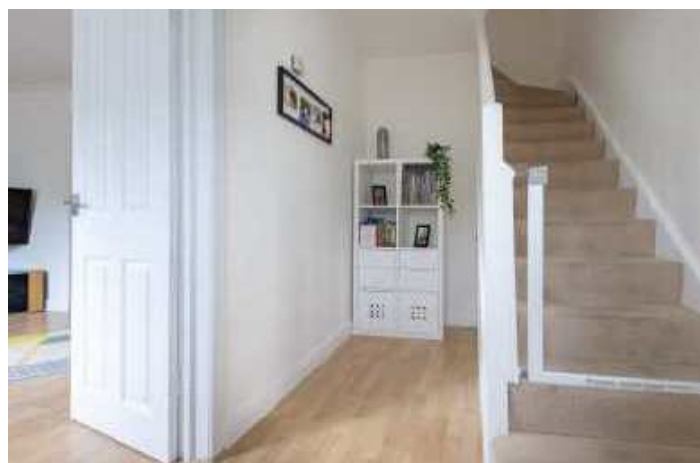
We are delighted to bring to the market this well presented semi detached villa which has been well maintained by the current owners and provides comfortable and spacious family accommodation over two floor levels. The property is in stylish decorative order and benefits from double glazing and oil fired central heating. All floor coverings and blinds are included. There are ample storage facilities including within the attic area. The accommodation comprises: lounge, dining kitchen with French doors to the rear garden, cloakroom w.c., 3 bedrooms and a family bathroom.

Externally there are good sized enclosed gardens to the front and rear with bark chips, paved patio and a useful cellar/store.

Edzell Woods is situated between Aberdeen and Dundee just off the A90 dual carriageway and is within easy commuting distances of surrounding towns and villages. This particular property is an excellent example and early viewing is highly recommended. EPC - D



- Semi Detached Villa
- Lounge
- Dining Kitchen/French Doors
- 3 Bedrooms
- Bathroom
- Cloakroom w.c.
- Double Glazing
- Oil Fired Heating



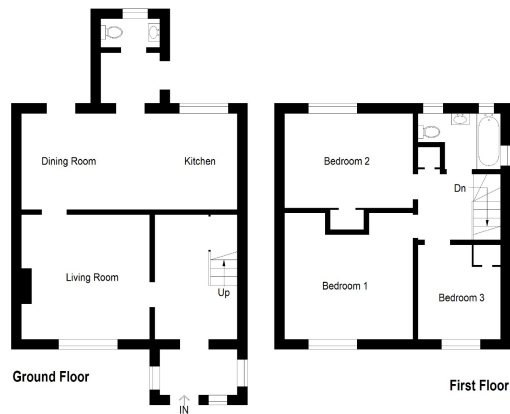


Illustration For Identification Purposes Only. Not To Scale (ID456646 / Ref.66394)

Lounge	14'0 x 12'2	4.27m x 3.71m
Dining Kitchen	21'0 x 9'7	6.40m x 2.92m
Cloakroom w.c.	5'1 x 3'9	1.55m x 1.14m
Bedroom 1	12'9 x 12'4	3.89m x 3.76m
Bedroom 2	12'4 x 9'5	3.76m x 2.87m
Bedroom 3	9'3 x 8'0	2.82m x 2.44m
Bathroom	8'4 x 6'5	2.54m x 1.96m

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