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Tarbrax House,  
| By Forfar | DD8 1XQ

Offers Over £120,000



Lounge	14'7 x 14'0	4.45m x 4.27m
Dining	14'8 x 11'6	4.47m x 3.51m
Study	14'3 x 11'3	4.34m x 3.43m
Sun Porch	10'0 x 9'0	3.05m x 2.74m
Bedroom 3	12'6 x 10'10	3.81m x 3.30m
Kitchen	17'0 x 15'3	5.18m x 4.65m
Utility	17'0 x 8'7	5.18m x 2.62m
Shower Room	7'6 x 6'8	2.29m x 2.03m
Bathroom	8'4 x 7'2	2.54m x 2.18m
Bedroom 1	16'3 x 13'0	4.95m x 3.96m
Bedroom 2	17'6 x 11'6	5.33m x 3.51m
Workshop	20'0 x 13'4	6.10m x 4.06m



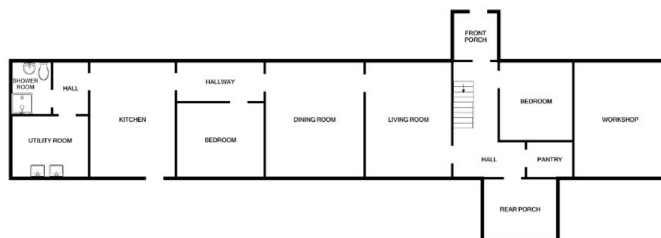
Excellent opportunity to purchase this Grade B listed detached cottage located off the A90 dual carriageway. The location allows easy access to Forfar and Dundee, both of which have a diverse range of social, leisure, sporting and consumer amenities.

Tarbrax House sits within a .50 acre mature garden with an abundance of mature trees and various outbuildings. Although set off the dual carriageway the rooms have a westerly aspect over the garden. The property comprises: lounge, dining, study, sun porch, kitchen, utility, bathroom, shower room, workshop and three double bedrooms.

Set within a large garden bounded by mature woodland this extensive property has an abundance of potential uses and offers an outstanding development opportunity.



- Grade B Listed Detached Cottage
- Historical Interest
- .50 Acres Garden/Wood
- Extensive Outbuildings
- Four Public Rooms & 3 Bedrooms
- Kitchen; Utility: workshop
- Shower & Bathroom
- Development Potential



GROUND FLOOR



1ST FLOOR

PLEASE NOTE THAT THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPERTY AND DOES NOT GUARANTEE THE ACCURACY OF THE DIMENSIONS OR THE POSITION OF THE ROOMS. THE PROPERTY IS SUBJECT TO A PRELIMINARY SURVEY AND THE DIMENSIONS AND POSITION OF THE ROOMS MAY VARY FROM THE DIMENSIONS AND POSITION SHOWN ON THIS FLOOR PLAN. THE PROPERTY IS SUBJECT TO A PRELIMINARY SURVEY AND THE DIMENSIONS AND POSITION OF THE ROOMS MAY VARY FROM THE DIMENSIONS AND POSITION SHOWN ON THIS FLOOR PLAN.



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