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**Thorntons**   
The right way to move



Crabru, 62 Redford Road  
| Forfar | DD8 1PZ



## Crabru, 62 Redford Road

| Forfar | DD8 1PZ

Offers Over £175,000

We are delighted to bring to the market this spacious detached cottage which provides comfortable accommodation on one floor level. The recently rewired subjects benefit from generously proportioned room sizes, double glazing, gas central heating and will be sold with floor coverings included. The accommodation comprises: entrance Sun Porch, lounge, dining kitchen, 2 double bedrooms, bathroom, office and utility room. There are ample storage facilities throughout the property - including within the floored attic area.

Externally the driveway provides parking and access to the large detached garage. The landscaped south facing gardens have paved patio, mature hedging and shrubs providing privacy and seclusion. The approx half acre plot previously had planning permission for the erection of a detached dwelling.

A wide range of amenities at the neighbouring market town of Forfar include schools, shops, restaurants, public transport and recreational facilities.

Early viewing is highly recommended.



- Detached Cottage - large plot

- Sun Porch & Lounge

- Dining Kitchen

- 2 Double Bedrooms

- Bathroom

- Utility & Office

- Gas CH & D/G

- Garage & Driveway

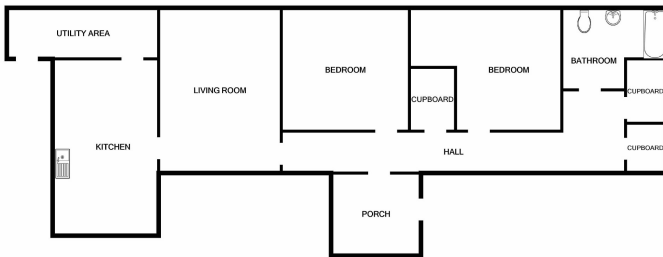
- Landscaped Gardens

- EPC - E





Sun Porch	8'0 x 6'7	2.44m x 2.01m
Lounge	17'2 x 14'2	5.23m x 4.32m
Dining Kitchen	20'2 x 11'8	6.15m x 3.56m
Bedroom 1	15'4 x 12'8	4.67m x 3.86m
Bedroom 2	13'4 x 11'9	4.06m x 3.58m
Bathroom	8'6 x 7'6	2.59m x 2.29m
Office/Study	7'5 x 4'6	2.26m x 1.37m
Utility Room	16'4 x 4'4	4.98m x 1.32m



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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