

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



2 The Old Steading, Tannadice, DD8 3TD

- Semi Detached Villa
- Vestibule & Hallway
- Lounge
- Kitchen Dining
- Shower Room
- 2 Double Bedrooms
- Electric Heating
- Double Glazing, EPC D
- Private Parking
- Scenic Semi Rural Location

Offers over £150,000

This semi-detached villa is situated in a small courtyard development in the charming Angus village of Tannadice, which sits close to the River South Esk. Nearby Forfar and Brechin provide a full range of social, leisure and consumer facilities. Local amenities include Tannadice Primary School and playpark adjacent to the property. The A90 dual carriageway is only a short drive away and connects to major routes North and South.

The property offers spacious accommodation over two floors and is in good decorative order. The subjects benefit from double glazing, electric heating, dining sized kitchen, modern shower room and two spacious double bedrooms on the upper floor.

Externally there is a courtyard with two Monoblock parking spaces to front and an enclosed rear garden which is laid out for ease of maintenance.

This is an excellent opportunity to obtain a spacious home in a semi-rural location and viewing is essential to appreciate fully.

Entrance Vestibule: Wood and glazed exterior door. Tiled floor and glazed door to hallway.

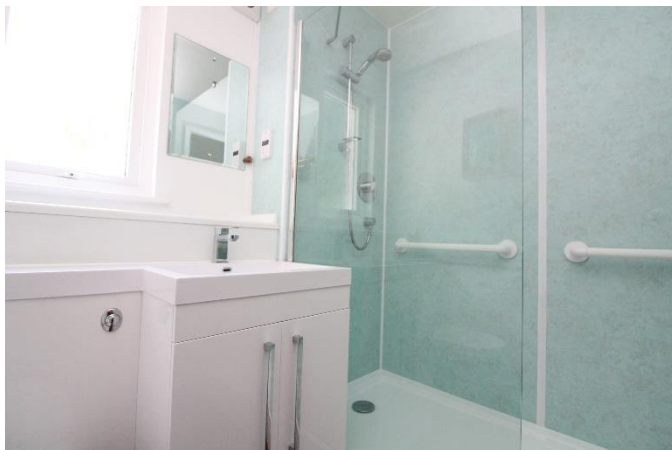
Hallway: Hallway has staircase to upper floor accommodation. Cupboard housing fuse box. Large double door cupboard also housing the hot water tank.

Lounge: Approx. 3.63m x 4.92m Bright and spacious public room with double glazed window to front.



Kitchen/Dining:

Approx. 3.6m x 3.9m Fitted with a range of modern floor, wall and drawer units with integral oven, gas hob and extractor hood. Fridge/Freezer. Plumbed for washing machine. Double glazed window to rear garden. Tiling to splashback. Tiled floor.



Shower Room:

Approx. 1.76m x 2m Modern three piece white suite comprising WC, wash hand basin in fitted unit and walk-in shower enclosure with wet wall. Double glazed window to rear. Low maintenance ceiling. Exterior extractor fan.

**Upper Floor Accommodation****Upper Floor Landing:**

Hatch to loft space. Double glazed window above stairwell providing natural light.

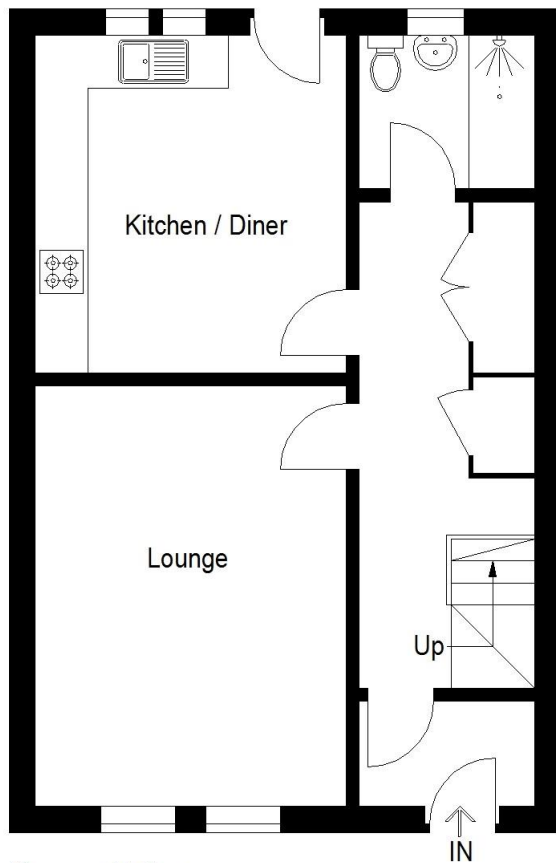
Bedroom 1:

Approx. 3.93m x 4.2m Spacious double bedroom located to the front of the property. Double glazed window enjoying views over the courtyard and towards the village and parkland. Two double fitted wardrobes. Cupboard into eaves storage.

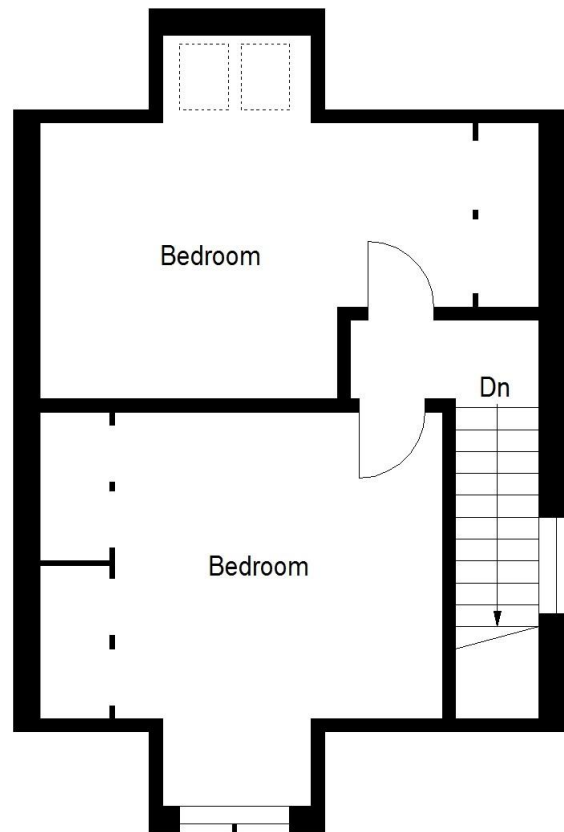


Bedroom 2:

Approx. 5m x 4.58m Another spacious double bedroom with two double glazed Velux windows to rear. Double fitted wardrobes.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:992716 / Ref:85628)

Outside:

Shared Monoblock courtyard and private parking space to front. Enclosed garden courtyard to rear. Laid out with gravel chips and patio for ease of maintenance. Bounded by stone built wall and timber fencing.



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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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