



Solicitors & Estate Agents



**5 Southesk Road, Tannadice, Forfar,  
DD8 3SH**

Detached Executive Home EPC Band: C

Offers over **£385,000**

# 5 Southesk Road, Tannadice, Forfar, DD8 3SH

2 Storey Detached Home

## Overview

- Detached
- 4 Bedrooms
- 3 Reception Rooms
- Luxury Dining Kitchen
- Utility & En-suite Shower room
- Bathroom
- Downstairs Cloakroom/W.C.
- Oil CH & Wood burner
- Double Glazing
- Garage & Driveway
- Fabulous Gardens
- Close to the A90



*A generously proportioned detached home set in a corner plot and enjoying easy access to the A90 for commuting.*



This superb detached home offers exceptional value on today's market and will be of particular interest to family home purchasers. It comprises lounge with arch to dining area, sun lounge, luxury fitted kitchen/family room, utility room, bedroom 4 and cloakroom/WC on the ground floor: upstairs there are 3 double bedrooms with twin aspect windows, an en-suite shower room and the family bathroom. It benefits from oil fired central heating, a wood burning stove and double glazing for comfort in the cooler months. It is set in landscaped gardens with ample parking and a garage. Early viewing is highly recommended.



### Extras

All carpets and floorcoverings, the Neff hob, double oven, microwave and extractor and the LG American fridge are included in the sale.

### Gardens

They are a feature of this home due to their size and condition. There are well-kept lawns with decorative borders, a suntrap patio and a private sunbathing area. Timber shed.

### Garage

Integral single garage with power, light and up and over door.

Energy Rating: C

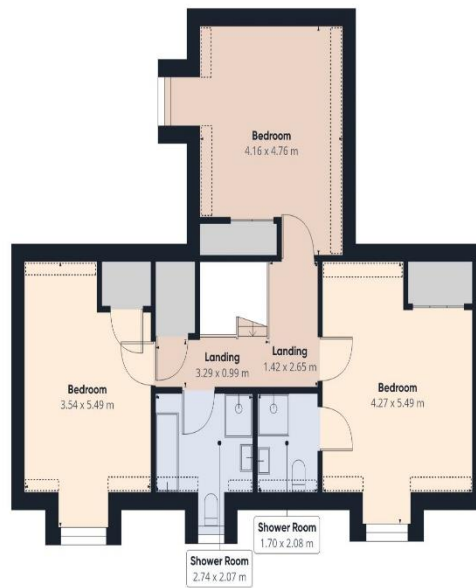


## Directions

From Brechin head down the A90 to Finavon and take a right onto the A957 which continues into the village of Tannadice. 5 Southesk Road is located opposite the village church and is easily recognizable on account of the sunroom. It is also indicated by our for-sale board.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

206.82 m<sup>2</sup>

Reduced headroom

6.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.