

Fixed Price £250,000

HR Value £290,000

Blackadders








blackadders.co.uk

8 Seggieden Steadings,
by Forfar, DD8 2JZ

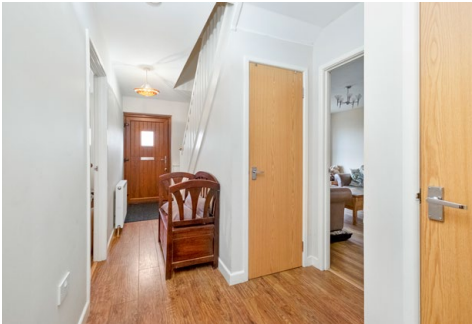


- Semi Detached Villa
- 4 Double Bedrooms
- Gardens
- Countryside Views
- Bathroom
- 2 Parking Spaces
- Living Room
- Bio Fuel Heating
- Double Glazing
- Kitchen

	4
	1
	1
	C
	D



A family sized semi-detached villa forming part of a steading development offering countryside views to the south of Forfar. The nearby town of Forfar which offers a range of major amenities including supermarkets, shops and recreational facilities. There are good transport connections via regular bus services while the nearby A90 dual carriageway connect the cities of Dundee and Aberdeen where further major facilities can be found.

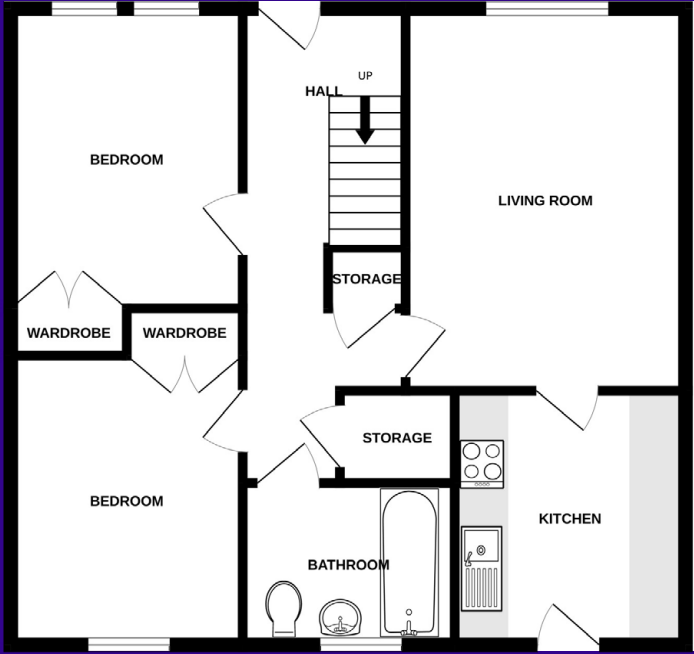




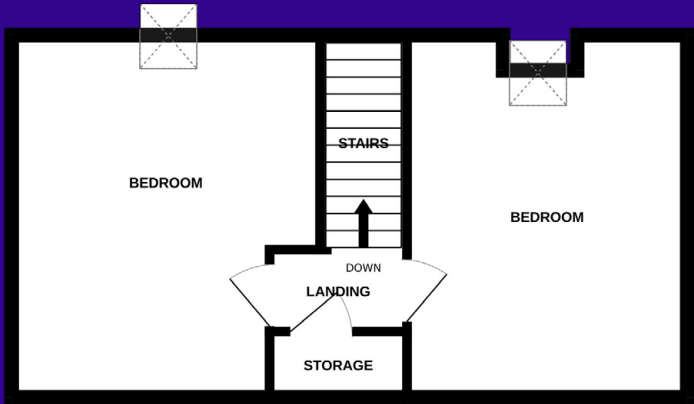
The property benefits from bio fuel central heating and double glazing. The accommodation is accessed by an entrance hall which has two fitted storage cupboards. The living room enjoys a south facing aspect while having a door leading through to the kitchen. The modern kitchen has a range of fitted units while having a door leading out to the rear garden. Two double bedrooms are located on the ground floor, each having a double wardrobe. The bathroom is also located on the ground floor and has a shower over the bath. Two further double bedrooms are located on the upper floor and each enjoy views of the surrounding countryside.

The front and rear gardens are easily maintained having been laid in paving. A shed is located in the rear garden and forms part of the sale along with two allocated car parking spaces.





Ground Floor

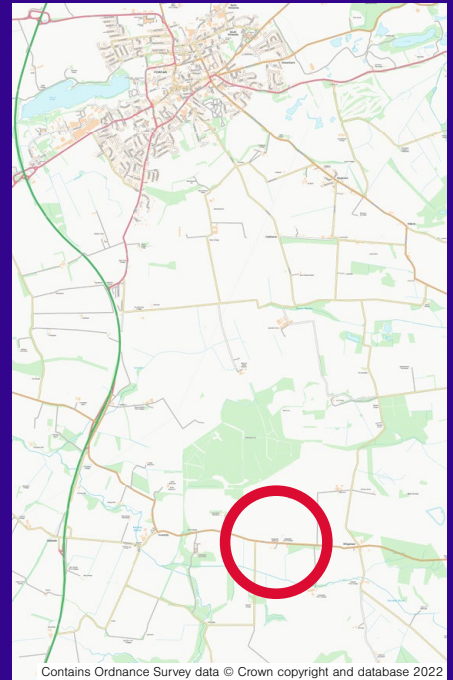


First Floor

Accommodation (measurements are approx)

Living Room	3.45m x 4.70m	(11'4" x 15'5")
Kitchen	2.30m x 3.13m	(7'7" x 10'3")
Bedroom	3.77m x 4.46m	(12'4" x 14'8") at widest points
Bedroom	3.45m x 4.46m	(11'4" x 14'8")
Bedroom	2.86m x 3.69m	(9'5" x 12'1")
Bedroom	2.88m x 3.46m	(9'5" x 11'4")
Bathroom	1.95m x 2.50m	(6'5" x 8'2")





Aberdeen

37 Langstane Place
Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

property@blackadders.co.uk