



1 Manse Lane,  
Tannadice

Forfar, Angus, DD8 3TA





## Summary

Situated in the semi-rural village of Tannadice, on the banks of the River South Esk and surrounded by the picturesque Angus countryside, this traditional detached cottage is a charming residence. It offers flexible accommodation and includes two reception rooms, a double bedroom with two built-in wardrobes, and a versatile sitting room/sleeping area. It is an ideal home for those looking to immerse themselves in the rural lifestyle whilst still being within easy reach of nearby amenities and transport links.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Traditional detached cottage in Tannadice
- Surrounded by the Angus countryside
- On the banks of the River South Esk
- Entrance porch and hall with built-in storage
- Living room with lovely fireplace
- Dining room/garden room with French doors onto garden
- Galley-style kitchen
- Double bedroom with built-in storage
- Upstairs sitting room/sleeping area
- Useable floored attic
- Modern shower room
- Lovely mature garden
- Private driveway at Gable End
- Oil central heating and partial double glazing



"This spacious cottage offers flexible accommodation, with configurations for three/two reception areas and one/two bedrooms"





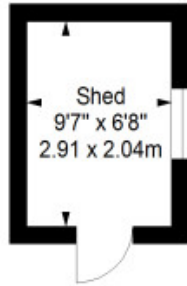


"Sure to appeal to a wealth of buyers, the charming home enjoys a semi-rural location in the village of Tannadice."

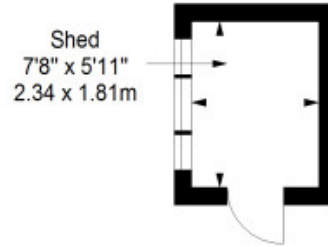


# Floorplan

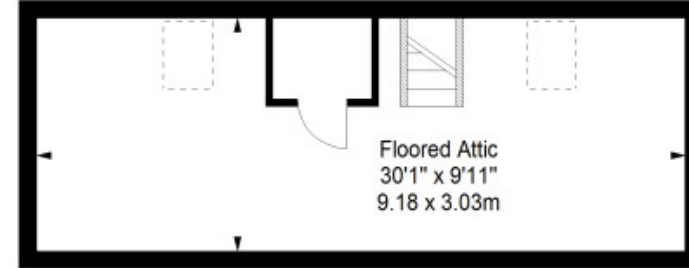
**Shed**  
Approx. 5.9 sq. metres (63.5 sq. feet)



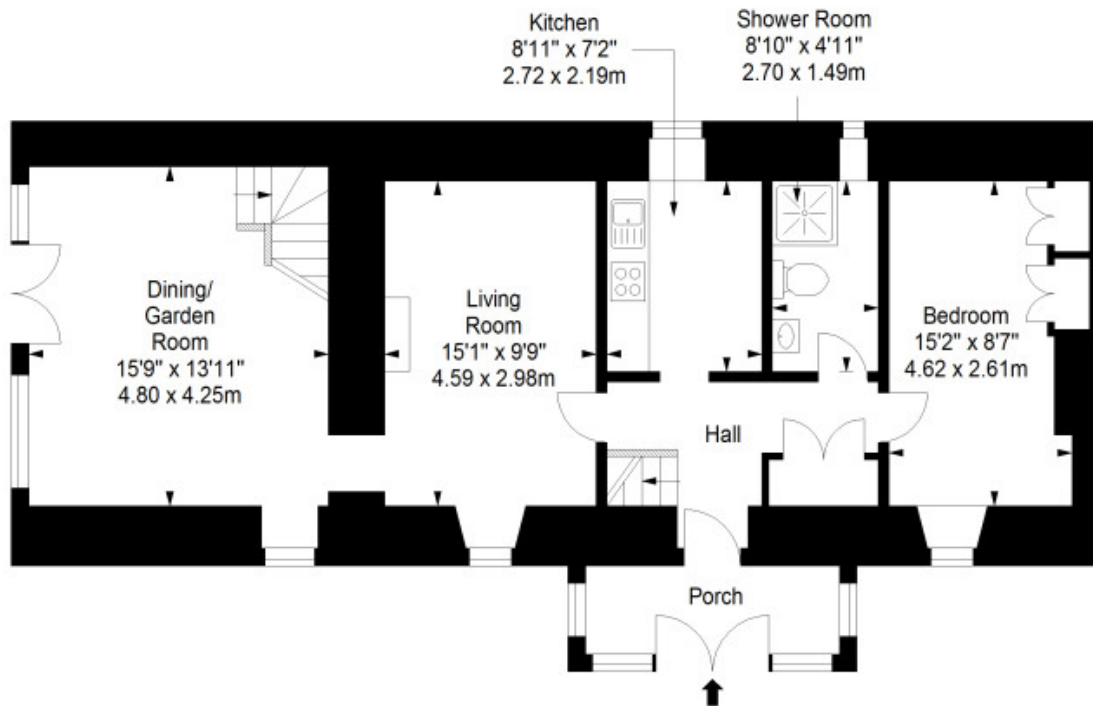
**Shed**  
Approx. 4.2 sq. metres (45.2 sq. feet)



**Attic**  
Approx. 27.8 sq. metres (299.2 sq. feet)



**Ground Floor**  
Approx. 78.0 sq. metres (839.6 sq. feet)



**First Floor**  
Approx. 20.4 sq. metres (219.6 sq. feet)



Total area: approx. 136.3 sq. metres (1467.1 sq. feet)



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