



**lindsays**

**Ferndene,**  
Murthill Mains Farm Cottage, Forfar, DD8 3SF

*"Charming two bedroom cottage set within the idyllic Angus countryside."*

- Hallway
- Kitchen/Diner
- Lounge
- Two Double Bedrooms
- Bathroom
- Gardens
- Driveway

EPC Rating Band E

**OFFERS OVER £199,995**  
**(HOME REPORT £210K)**



## Description

Lindsays are delighted to offer to the market this charming two bedroom cottage set within an idyllic part of the Angus countryside. The property lies within a semi-rural location with the towns of Forfar and Kirriemuir both close by and offering a wide range of local amenities. Primary schooling can also be found in nearby Tannadice and with the A90 a short drive away makes the location ideal for commuting. The property benefits from triple glazing to the front of the property with recently replaced double glazing to the rear and LPG heating. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with integrated white goods.

This lovely home offers spacious accommodation all on one level has been renovated throughout to a high standard and comprises: Hallway with real oak flooring that also goes into the modern fitted kitchen boasting stunning views over the countryside along with ample space for dining. Bright & spacious lounge with beautiful wood burning stove and patio doors leading to the front garden. The primary bedroom is a large room benefitting from good storage along with an additional generously sized double bedroom with integrated storage finishing off the property is the stylish bathroom that comes with underfloor heating, a large walk in shower and separate bath.

Externally, to the front of the property is the monobloc driveway providing parking for multiple vehicles with the garden mainly laid in lawn. To the rear of the property is a well maintained garden with a lovely decking to take full advantage of enjoying the lovely scenery and benefits from a woodshed along with an additional storage shed.

This is an ideal opportunity to purchase a charming cottage in a stunning part of our local countryside and early viewing is highly recommended to fully appreciate the property on offer.

## Area

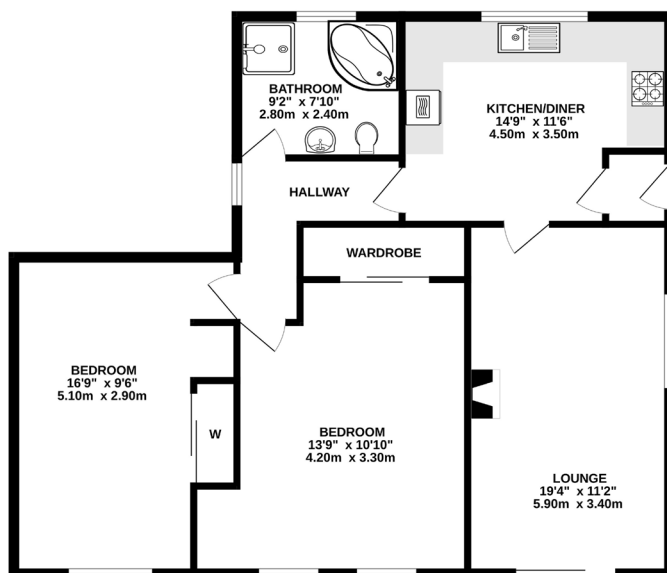
Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, fixtures and fittings shown have not been tested and no guarantee is to be given. Made with LettingPro i2020. © 2020

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.