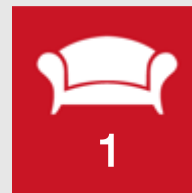


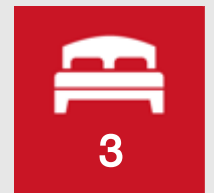


Thorntons
The right way to move

4 South Leckaway Cottages,
Forfar, Angus DD8 1XF



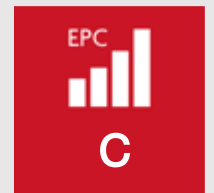
1



3



1



C



Summary

Superb opportunity to purchase a semi detached cottage benefitting from a pleasant rural location with uninterrupted countryside views. The location is well placed for easy access into central Forfar with its wide range of social, leisure, consumer, retail, sporting and educational facilities and the nearby A90 dual carriageway connecting Dundee to the south and Aberdeen to the north. The spacious accommodation comprises of a bright lounge, dining kitchen, a partially bathroom with a 3 piece suite and shower over bath and 3 double bedrooms. Additionally the property benefits from electric central heating, double glazing and ample storage throughout. Externally there are gardens to the front, side and rear of the property with areas of lawn and pavers, a drying green, timber storage sheds, a garage and driveway.

Features

- Semi Detached Cottage
- Pleasant Rural Location
- Spacious & Bright Lounge
- Dining Kitchen
- Three Double Bedrooms
- Partially Tiled Bathroom
- Electric Central Heating; DG; EPC - C
- Gardens, Garage & Outbuildings
- Countryside Views
- Viewing Highly Recommended

Room Measurements

Entrance Vestibule: 1.1m x 2.3m (3' 7" x 7' 7")
 Lounge: 5.2m x 4m (17' 1" x 13' 1")
 Dining Kitchen: 3.1m x 3.3m (10' 2" x 10' 10")
 Bedroom 1: 3.5m x 5.3m (11' 6" x 17' 5")
 Bedroom 2: 3.7m x 3.7m (12' 2" x 12' 2")
 Bedroom 3: 2.4m x 3.7m (7' 10" x 12' 2")
 Bathroom: 2m x 3.1m (6' 7" x 10' 2")



Floorplan

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

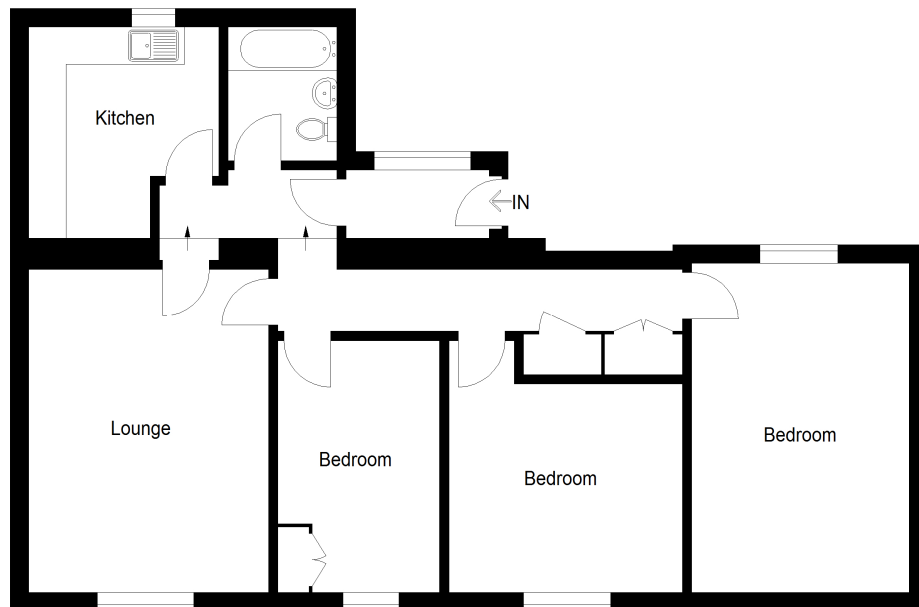


Illustration For Identification Purposes Only. Not To Scale (ID:1210113 / Ref:90730)

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS