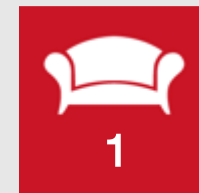


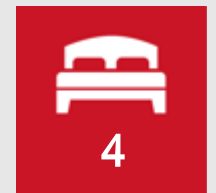


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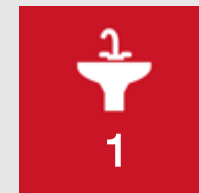
82 St Ninians Road,  
Padanaram, Forfar, Angus DD8  
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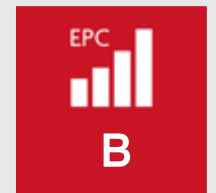
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1



EPC  
Bar chart showing energy rating

B





## Summary

Attractive semi-detached dwellinghouse in a quiet residential area of the village of Padanaram by Forfar, situated on a desirable corner plot with countryside views, which comprises: Entrance vestibule, hallway, lounge, 2 bedrooms, newly fitted stylish kitchen with belfast sink, integrated electric oven, induction hob and extractor fan, dishwasher, washing machine and fridge freezer, 2 further bedrooms and family bathroom on the first floor. Practical attributes include gas central heating, UPVC double glazing and doors, installed in 2023 and off street parking for up to three vehicles. Externally the property benefits from well maintained, mature wraparound gardens, with a patio area, pond, raised beds and garden sheds.

## Features

- Attractive Semi-Detached Villa
- Spacious & Bright Lounge
- Four well proportioned bedrooms
- Recently installed stylish kitchen with integrated appliances
- 3 piece bathroom with shower over bath
- GCH; DG; EPC - B
- Spacious corner plot
- Wraparound enclosed garden
- Driveway
- Easy access to A90

## Room Measurements

Living Room: 12'3" x 10'6" (3.73m x 3.19m)

Kitchen: 11'7" x 8'6" (3.54m x 2.58m)

Bedroom 1: 13'7" x 10'6" (4.13m x 3.19m)

Bedroom 2: 10'10" x 10'6" (3.30m x 3.19m)

Bedroom 3: 12'6" x 9'9" (3.82m x 2.97m)

Bedroom 4: 11'6" x 9'1" (3.50m x 2.76m)

Bathroom: 6'7" x 8'5" (2.00m x 2.56m)





Quiet residential area of the village of Padanaram by  
Forfar, situated on a desirable corner plot with  
countryside views.














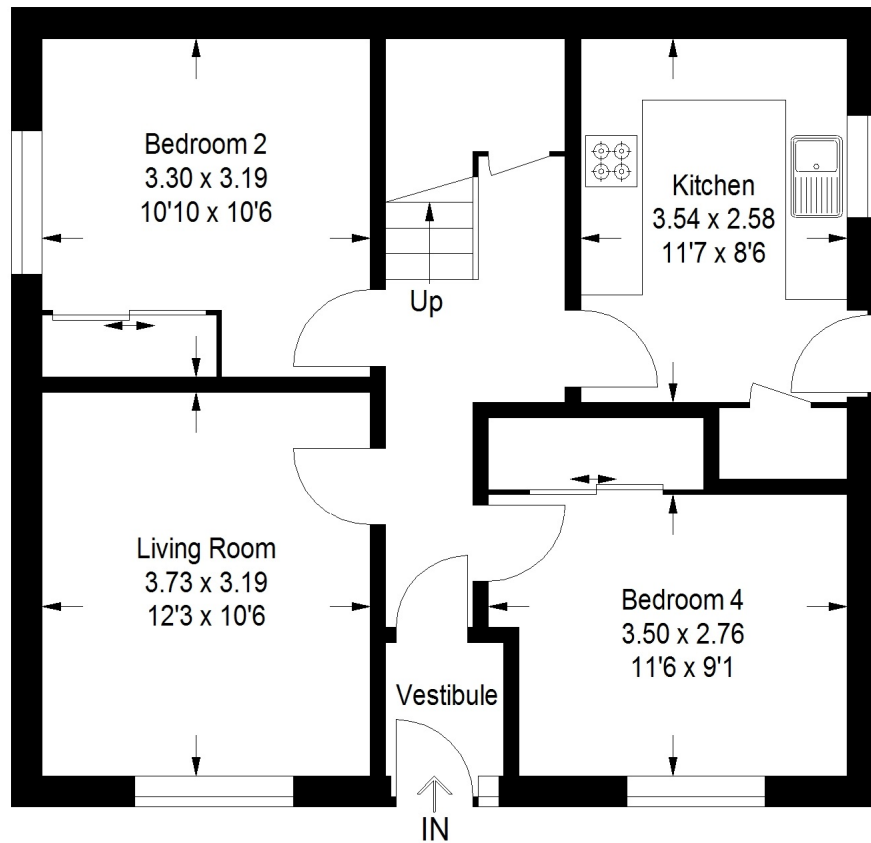
Well maintained, mature wraparound gardens, with a patio area, pond, raised beds and garden sheds.



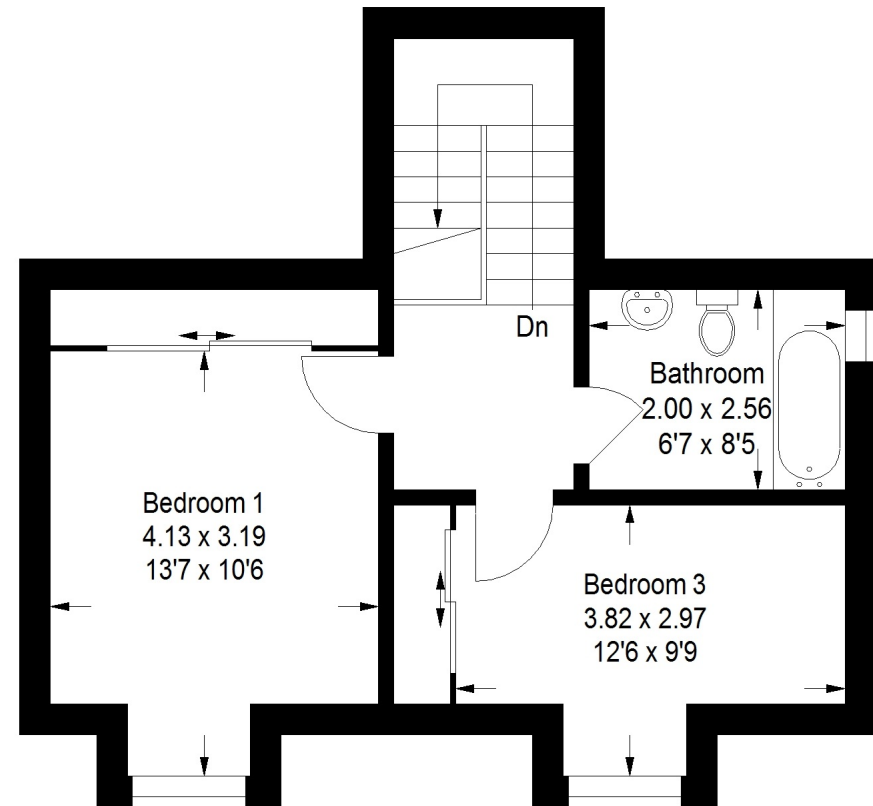




# Floorplan



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1215467 / Ref:90844)



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