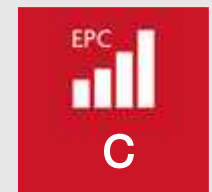




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98 St Ninians Road,
Padanaram, Forfar, Angus DD8
1PT





Summary

Well-presented semi-detached bungalow set within a quiet cul-de-sac, comprises: a bright lounge with a front-facing window, a kitchen fitted with wall and base units and giving direct access to the rear garden, a bathroom with a three-piece suite, and two well-proportioned bedrooms. The property benefits from biomass central heating, double glazing, driveway and low-maintenance front gardens. The rear garden offers a summerhouse, lawn, established shrubs and plants, fruit trees and a vegetable growing area. There is also potential to extend the property to create two additional bedrooms and a bathroom, subject to the necessary consents.

Features

- Semi - Detached Bungalow
- Popular Residential Area
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Biomass heating and DG
- Drive & Mature Gardens
- EPC C

Room Measurements

Lounge/Diner 16'5" x 14'9" (5.00m x 4.50m)

Kitchen 10'6" x 9'10" (3.20m x 3.00m)

Bedroom 12'6" x 9'6" (3.80m x 2.90m)

Bedroom 11'10" x 9'6" (3.60m x 2.90m)

Bathroom 8'6" x 6'7" (2.60m x 2.00m)



Set within a quiet cul-de-sac in popular village of Padanaram, on the outskirts of Forfar





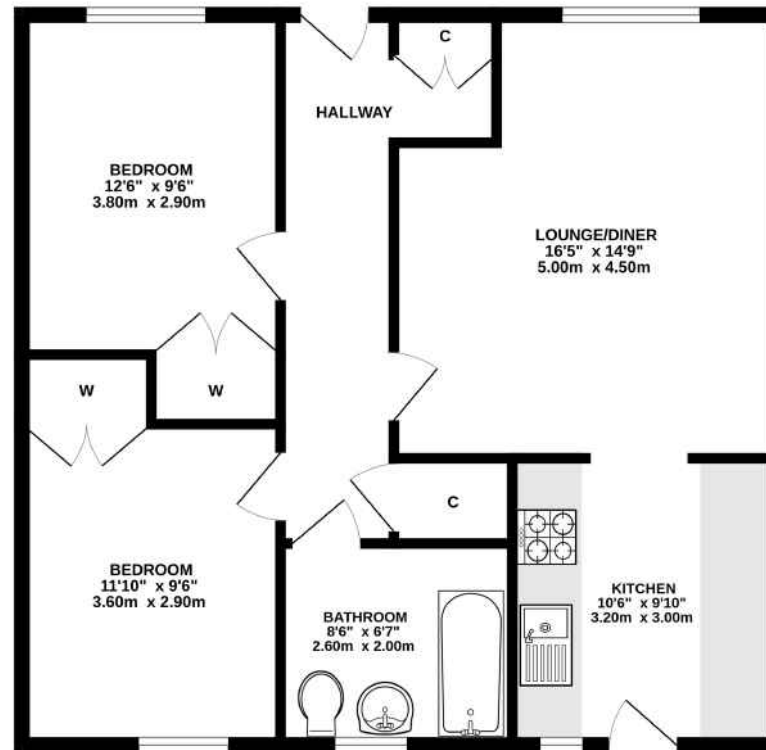


Viewing is essential to appreciate the generous accommodation



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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