

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



Offers Over £160,000

Well-maintained, two-bedroomed semi-detached bungalow situated in the quiet rural setting of Padanaram. Local amenities are available in the nearby Towns of Forfar and Kirriemuir, both just a short drive away. The property is also well placed for commuting further afield with Padanaram affording easy access to the A90. 98 St. Ninians Road benefits from full DG and a communal biomass heating system.

Accommodation comprises:- Living Room, Kitchen, 2 Double Bedrooms, Bathroom.

Outside:- Front: mainly laid to lawn with shrub bed and borders. Mono-blocked driveway with parking for two cars. Rear: laid to lawn with mature shrubs and plants. Summerhouse, shed and rotary clothes dryer.

Biomass electric C.H., Double Glazing. Energy Performance Rating:- C C/Tax Band:- C



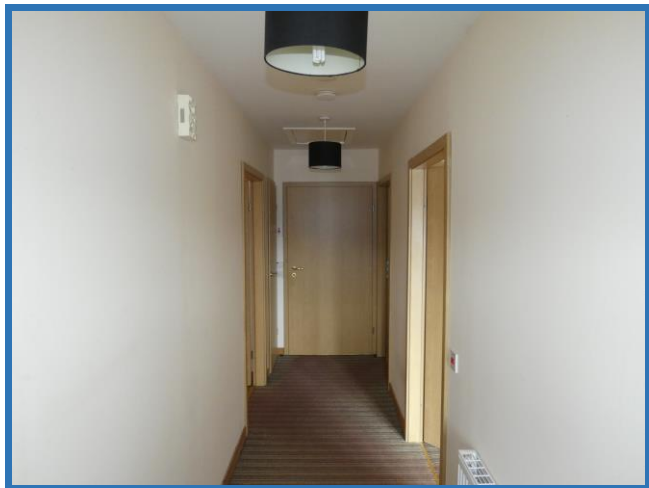
71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALLWAY

Wooden glazed front door. Wide hallway. Access to loft (partially floored). Carpeted flooring and radiator.



KITCHEN (3.14m x 3.02m)

Fitted kitchen with wall and base units. Window to rear. Karndean flooring. Space for appliances. Extractor fan. Door to rear garden.



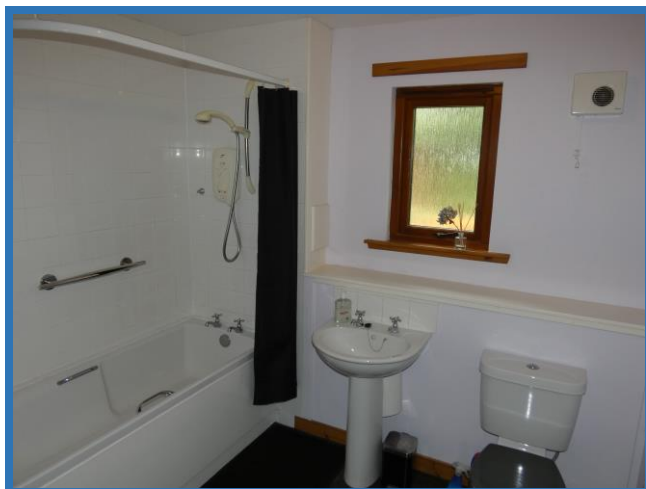
LIVING ROOM (5.00m x 3.02m)

Large living room with window to front. Karndean flooring, radiator. Door through to Kitchen.



BATHROOM (2.33m x 2.68m)

Large bathroom. Sink, WC, bath with electric shower over. Vinyl flooring, radiator. Window to rear. Extractor fan.



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BEDROOM ONE (3.85m x 2.87m)

Bright double room with window to front. Built-in wardrobe, carpeted flooring and radiator.



BEDROOM TWO (3.56m x 2.86m)

Double room with window to rear. Built-in wardrobe, carpeted flooring and radiator.



OUTSIDE

Front: mainly laid to lawn with shrub bed and borders. Mono-blocked driveway with parking for two cars. Rear: laid to lawn with mature shrubs and plants. Summerhouse, shed and rotary clothes dryer.



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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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

**Whilst these particulars are believed to be correct
they are not warranted and do not form part of any Contract.
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