

# MACHARDY, ALEXANDER & WHYTE, W.S.

**82 ST NINIANS ROAD, PADANARAM, BY FORFAR DD8 1PT**



**Fixed Price £133,000**  
**Home Report Value £160,000**

Attractive semi detached dwellinghouse in a quiet residential area of the village of Padanaram., By Forfar. All amenities are readily available in both Forfar and Kirriemuir which are a few miles away. The property would make an ideal home for a young family or is suitable as a “buy to let” property. Viewing highly recommended.

Accommodation comprises:

Entrance Vestibule; Hallway; Lounge; 4 Bedrooms; Kitchen; Bathroom.

Outside:- Gardens on three sides of property. Off street parking. Garden shed.

Viewing: Contact our Property Department on 01307 463593.



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

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

## Accommodation: -

**ENTRANCE VESTIBULE:** Semi glazed front door; laminate flooring; coathooks. Leading to:-

**HALLWAY:** Giving access to all downstairs rooms and stairs to first floor; under stairs cupboard; central heating radiator; laminate flooring; smoke detector.

**LOUNGE:** (3.76 m x 3.20 m) Window overlooking front of property; electric fire in wooden surround; central heating radiator with radiator cover; laminate flooring; blinds.

**MASTER BEDROOM:** (3.52 m (at widest point) x 2.78 m) Window overlooking front of property; double fitted wardrobe; central heating radiator with radiator cover; blinds.

**BEDROOM TWO:** (3.30 m (at widest point) x 3.21 m) Window overlooking side of property; double fitted wardrobe; central heating radiator with radiator cover; blinds.

**KITCHEN:** (3.33 m x 2.61 m) Window overlooking side of property; fully fitted with wall and base units; stainless steel sink and drainer with mixer tap; integral electric oven, hob and extractor fan; plumbed for automatic washing machine; large cupboard housing central heating boiler; partially tiled; vinyl floor covering; door to side garden.



**Stairs lead from Hall to Half Landing and then to First Floor Landing.**

Wooden Loft Ladder giving access to floored Attic; feature light tunnel; central heating radiator; smoke detector.

**BEDROOM THREE:** (3.87 m x 2.41 m) Window overlooking front of property; coombed ceiling; double built in wardrobe; built in window seat/storage box; central heating radiator with radiator cover; blinds.



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**BEDROOM FOUR:** (3.60 m x 3.19 m) Window overlooking front of property; coombed ceiling; double built in wardrobe; built in window seat/storage box; central heating radiator with radiator cover; blinds.

**BATHROOM:** Spacious family bathroom; opaque window overlooking side of property; coombed ceiling; white three piece suite comprising bath (with shower over), wash hand basin and WC; partially wet walled; bathroom fittings; extractor fan; central heating radiator; vinyl floor covering.



**GARDEN:** Attractive and easily maintained gardens surround the property laid out mainly in grass interspersed with shrubs; rotary clothes dryer; Garden Shed; off street parking; gas and electric meter boxes.

**HEATING:** Full gas central heating.

**GLAZING:** Full double glazing.

**EXTRAS:** Washing machine.

**ENTRY:** Early Entry Available.



**VIEWING:** By appointment with the Subscribers.

Messrs Machardy Alexander & Whyte, W.S., Solicitors  
& Estate Agents, 71 Castle Street Forfar, DD8 3AG  
Tel: 01307 463593

**Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements given are approximate and are for information only**



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