



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1 The Glebe**

TANNADICE, FORFAR, DD8 3RP



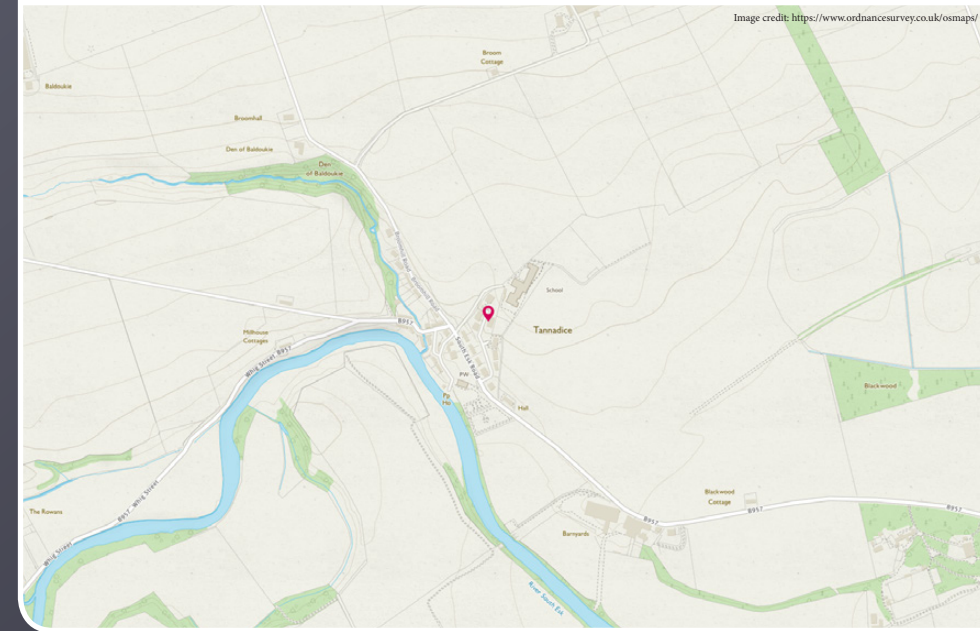
# TANNADICE, FORFAR



Situated within the village of Tannadice, this property has a unique feel with much to offer a short distance away. Primary / Nursery School, Jock Neish scout centre, local Brownie group at the Church Hall, a village play park and school football pitch make this a very family friendly area with a great community feel.

The house itself has commanding views over the surrounding countryside and a short drive to the River South Esk, one of Scotland's premier salmon rivers, flows through the village. For keen golfers, fishers, walkers and mountain bikers this outstanding family home is truly situated in a wonderful location within easy access for commuters to Aberdeen and Dundee, just off the A90.

Galmis Castle, The Grampians, Views of Nearby Forfar, Kirriemuir and the surrounding area.



A DETACHED FOUR BEDROOM VILLA WITH ACCESS FOR COMMUTERS TO ABERDEEN OR DUNDEE





# THE GLEBE

We are delighted to offer onto the market this detached four bedroom villa, which offers a versatile accommodation which would suit a wide variety of buyers.

The accommodation is accessed by the entrance hall and leads directly to the bright and spacious lounge provides beautiful views of the countryside. The kitchen is fitted with modern wall and base units and fitted appliances. The utility with sink, units and space for washing machine, tumble dryer and fridge freezer. Bedroom four is versatile and is currently used as a second reception room/dining room which has patio doors leading to the side of the property. The bathroom is suitable for family living incorporating a separate shower, bath, toilet and basin. The third bedroom is situated on ground level overlooking the front of the property and benefits from built in wardrobes. Upstairs there are two good sized bedrooms and a large cupboard which could be used as a study. The main bedroom has built-in mirrored wardrobes and en-suite shower room and the second bedroom also has built-in wardrobes.

The property also benefits from oil heating and double glazing.

Externally the garden area is a good size, to the rear is a patio and decking area, laid to lawn, ideal for family entertaining. To the front of the property, the monobloc drive is easy maintained providing parking for a number of vehicles which leads to the single garage.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.



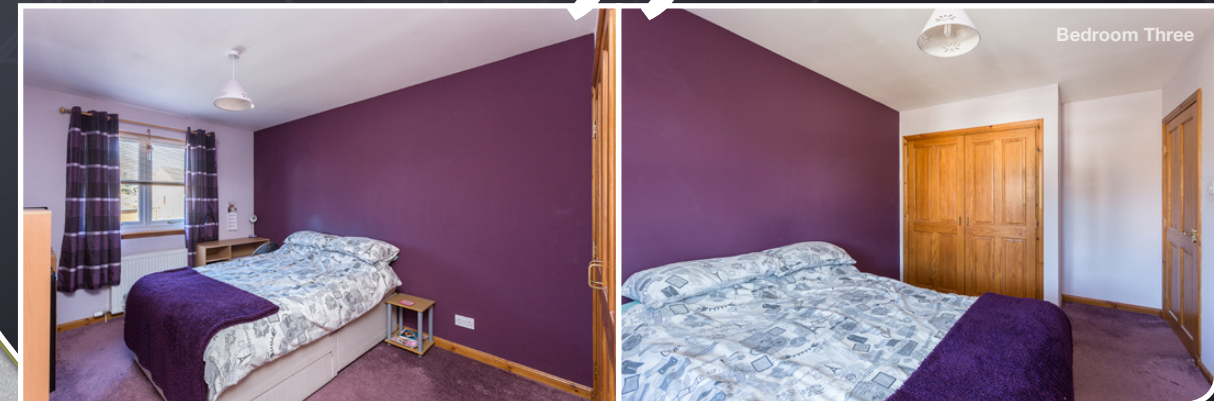




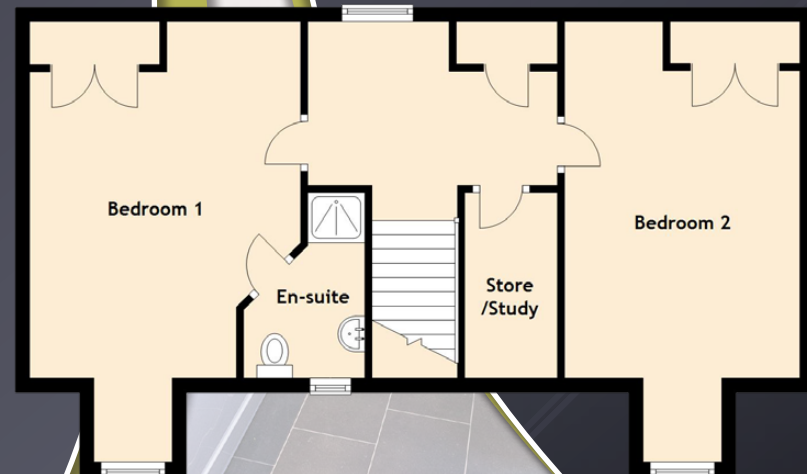
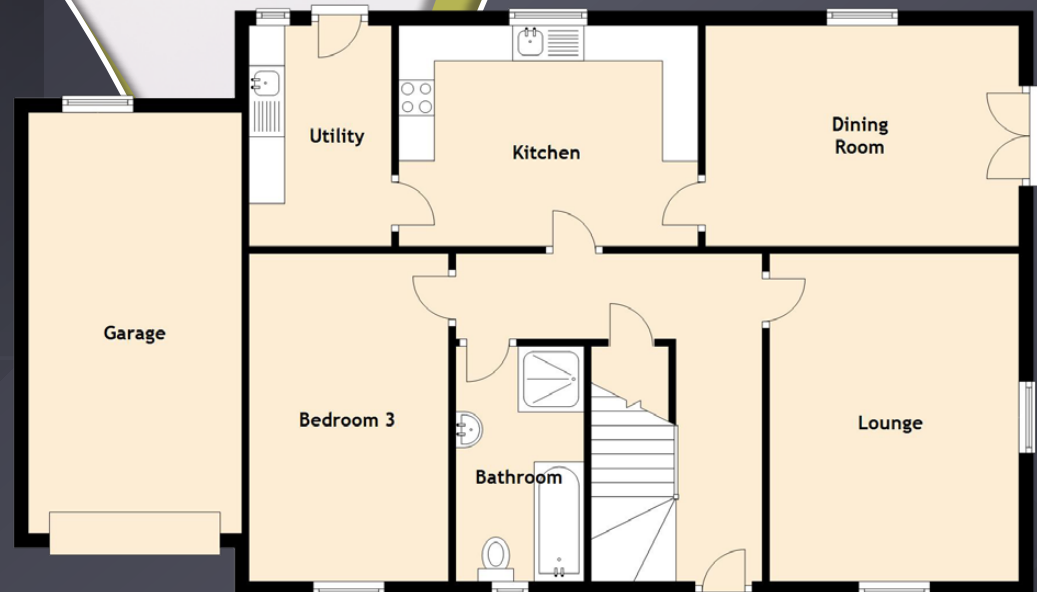




“...UPSTAIRS THERE ARE TWO GOOD SIZED BEDROOMS AND A LARGE CUPBOARD... WHICH COULD BE USED AS A STUDY...”







# SPECIFICATIONS

**Approximate Dimensions  
(Taken from the widest point)**

Lounge	4.60m (15'1") x 3.50m (11'6")
Dining Room	4.40m (14'5") x 3.10m (10'2")
Kitchen	4.20m (13'9") x 3.10m (10'2")
Bedroom 1	5.00m (16'5") x 3.80m (12'6")
En-suite	1.70m (5'7") x 1.41m (4'7")
Bedroom 2	5.00m (16'5") x 3.30m (10'10")
Bedroom 3	4.60m (15'1") x 2.80m (9'2")
Store /Study	2.60m (8'6") x 1.30m (4'3")
Utility	3.10m (10'2") x 2.00m (6'7")
Garage	5.90m (19'4") x 3.00m (9'10")
Bathroom	3.30m (10'10") x 1.80m (5'11")

**Gross internal floor area (m<sup>2</sup>)**

138m<sup>2</sup>

**EPC Rating**

C

**Extras  
(Included in the sale)**

Floor coverings, fitted appliances, light fittings, greenhouse and shed.





**McEwan Fraser Legal**

**Proud Main Club Sponsor**  
DUNDEE FC AND DUNDEE UNITED FC



**Part  
Exchange  
Available**



Text and description  
**LAURA THOMSON**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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