




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

5 Manse Lane

TANNADICE, FORFAR, DD8 3TA



TANNADICE

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“... SET IN THE MOST PICTURESQUE OF SCENES IN THE VILLAGE OF TANNADICE ...”

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.





5 MANSE LANE

TANNADICE, FORFAR, DD8 3TA

McEwan Fraser Legal is delighted to present this three double bedroom semi-detached home, set in the most picturesque of scenes in the village of Tannadice.

The property is in good condition throughout with potential to extend to the side or rear of the property. The house showcases excellent views of the local countryside and the River behind. There is a driveway to the side and a bus stop at the end of the road. Inside, the property comprises of:

- Fully equipped kitchen
- Spacious living area with wood burner and French doors to decked area
- Three bedrooms, two upstairs and one downstairs with fitted cupboard space
- Family bathroom
- Double glazed and oil heating with shed and driveway

In addition to this, the property includes a large garden with access to part of the River Esk. The views of the local countryside are beautiful and with the added benefit of being to extend the house in the future, this property will certainly appeal to a lot of people especially ones who love the countryside and fishing.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



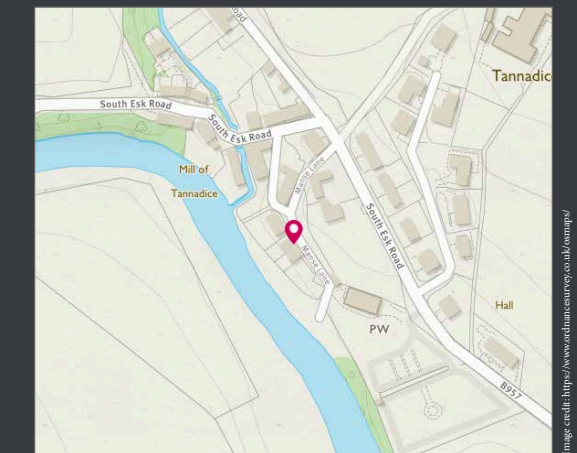
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Dining Room	4.30m (14'1") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.90m (9'6")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 107m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances.






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Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
JAMES KEET
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer