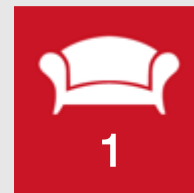


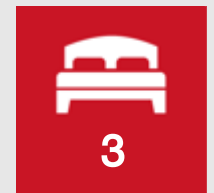


**Thorntons**  
The right way to move

4 South Leckaway Cottages,  
Forfar, Angus DD8 1XF



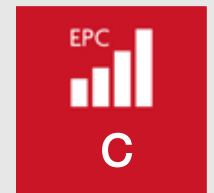
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3



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C



## Summary

Superb opportunity to purchase a semi detached cottage benefitting from a pleasant rural location with uninterrupted countryside views. The location is well placed for easy access into central Forfar with its wide range of social, leisure, consumer, retail, sporting and educational facilities and the nearby A90 dual carriageway connecting Dundee to the south and Aberdeen to the north. The spacious accommodation comprises of a bright lounge, dining kitchen, a partially bathroom with a 3 piece suite and shower over bath and 3 double bedrooms. Additionally the property benefits from electric central heating, double glazing and ample storage throughout. Externally there are gardens to the front, side and rear of the property with areas of lawn and pavers, a drying green, timber storage sheds, a garage and driveway.

## Features

- Semi Detached Cottage
- Pleasant Rural Location
- Spacious & Bright Lounge
- Dining Kitchen
- Three Double Bedrooms
- Partially Tiled Bathroom
- Electric Central Heating; DG; EPC - C
- Gardens, Garage & Outbuildings
- Countryside Views
- Viewing Highly Recommended

## Room Measurements

Entrance Vestibule: 1.1m x 2.3m (3' 7" x 7' 7")  
 Lounge: 5.2m x 4m (17' 1" x 13' 1")  
 Dining Kitchen: 3.1m x 3.3m (10' 2" x 10' 10")  
 Bedroom 1: 3.5m x 5.3m (11' 6" x 17' 5")  
 Bedroom 2: 3.7m x 3.7m (12' 2" x 12' 2")  
 Bedroom 3: 2.4m x 3.7m (7' 10" x 12' 2")  
 Bathroom: 2m x 3.1m (6' 7" x 10' 2")



# Floorplan

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

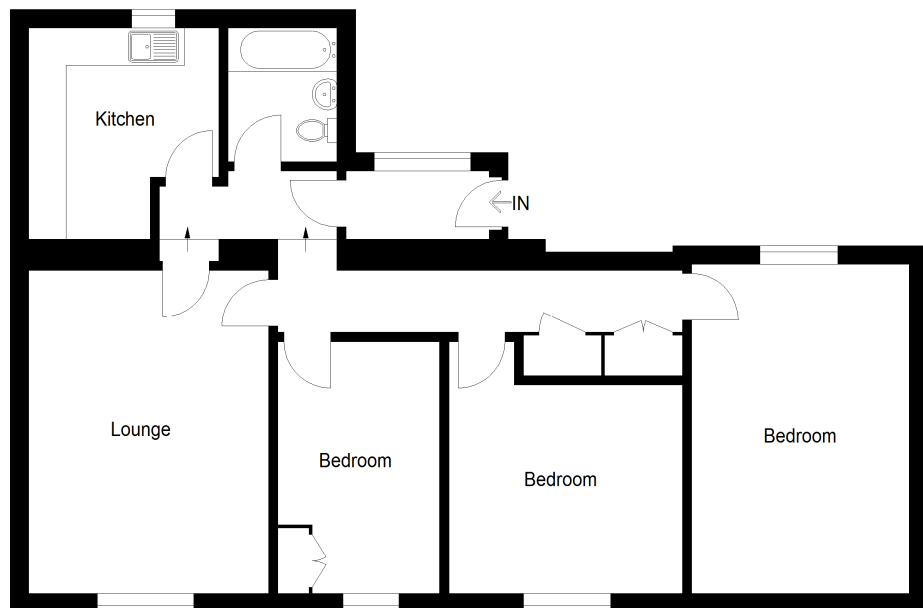


Illustration For Identification Purposes Only. Not To Scale (ID:1210113 / Ref:90730)

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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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