



7 Braehead Road, Letham, Forfar DD8 2PG

Property Description

Bright and spacious four-bedroom detached bungalow in the attractive country village of Letham, Angus.

The property boasts a flexible floor plan and expansive room sizes throughout. The dining room, formerly connected to the kitchen, could be used as a reception room or a fifth bedroom.

Having been very well-maintained, the property is located in a peaceful area of the village.

With extensive storage space, including built in wardrobes and a utility room; the property would make the perfect family home in a sought-after area of the country.

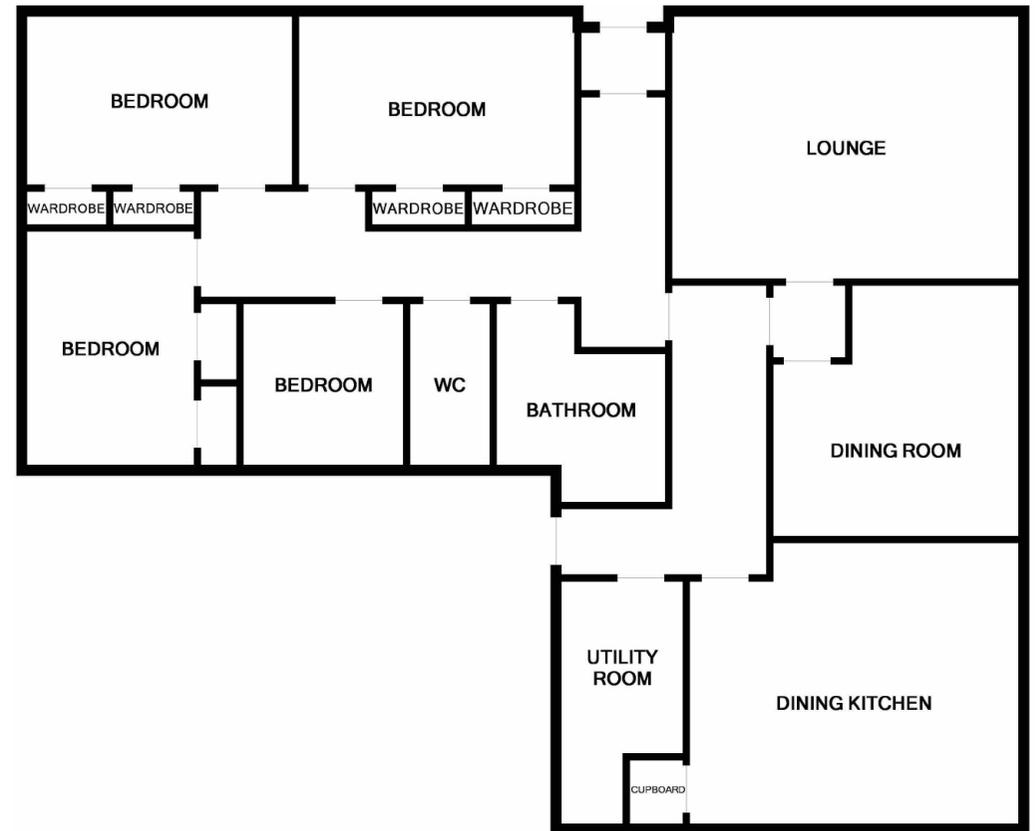
The property also features second-generation smart meters for both gas and electricity.

Accommodation: Vestibule, hallway, lounge, dining room, dining kitchen, utility room, four bedrooms, bathroom and toilet.

Gross Internal Floor Area: 215 m²

The property is located on a corner plot and benefits from a large and colourful front garden, which features a lawn area to the front and side. There is also a driveway, with space for multiple cars. This leads to a detached double garage, providing an additional multi-use space.

The fully-enclosed rear garden is mostly laid to lawn and is surrounded by colourful shrubbery.



Local Area

The village of Letham is well placed for easy commuting to most Angus towns whilst the nearby A90 dual carriageway connects with Dundee to the south and Aberdeen to the north.

Letham offers a range of local amenities including shops and services and a well-regarded primary school. The village offers a warm community feel and benefits from a peaceful existence.

Secondary schooling can be found nearby within the town of Forfar which also offer an excellent range of social, leisure, consumer, retail and sporting facilities.



Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland-Scottish Charity No SC011353

