

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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3 The Square, Letham. DD8 2PZ

- Terraced Villa
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- 2 Bedrooms
- Gas Central Heating
- Double Glazing, EPC C
- Enclosed Rear Garden
- Charming Angus Village Location
- Close to Amenities

Fixed Price £95,000

This terraced villa is situated in the heart of Letham village and enjoys views to rear from the upper floor. Letham offers a broad cross section of social, leisure and consumer facilities, including primary school, hairdresser, bakery, bowling green, pharmacy craft shop and café. Nearby Forfar and Arbroath offer full set of amenities including major supermarkets, and secondary schooling.

The property is in good decorative order, and benefits from gas fired central heating with combi boiler, modern fitted kitchen with integrated oven, combi microwave, hob, and extractor hood, UPVC double glazing, gas central heating with combi boiler, modern shower room, and two well-proportioned bedrooms.

Externally there is a charming enclosed walled garden laid out for ease of maintenance in patio and artificial grass with raised planting border.

This property is deceptively spacious and must be viewed internally to fully appreciate.

Lounge: Approx. 15'6 x 12'4 (with under stair recess). Spacious public room. Double glazed window with window display shelf looking to front. Feature electric fireplace. Recess display alcove. UPVC exterior door.



Kitchen:

Approx. 13'11 x 7'8 at widest. Kitchen fitted with modern floor, wall, and drawer units. Integral oven and combi microwave. Gas hob and extractor hood with glass splash back. Co-ordinated work surface and splash back. Sink and drainer with mixer tap. Recess for a fridge freezer. Double glazed exterior door to rear.



First floor Landing: Large cupboard housing central heating boiler. Double glazed window to rear.

Staircase to Upper Floor Accommodation:

Shower Room: Approx. 7'4 x 5'9. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall sparkle effect panelling. Chrome ladder style towel rail. Low maintenance ceiling with downlighters. Double glazed frosted window to rear with deep window display shelf.



Bedroom 2:

Approx. 7'6 x 12'4. Spacious room. Double glazed window to front.



Upper Floor Landing:

Large walk in storage cupboard.

Bedroom 1:

Approx. 13'5 x 10'5'. Spacious double bedroom. Double glazed window to rear enjoying rooftop views over the village towards open countryside. Large walk in wardrobe with hanging rail. May be suitable for En Suite subject to building warrants etc.

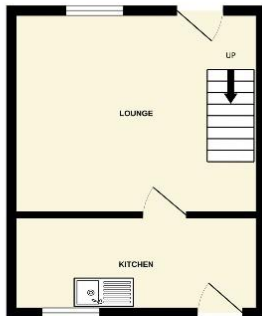


Outside:

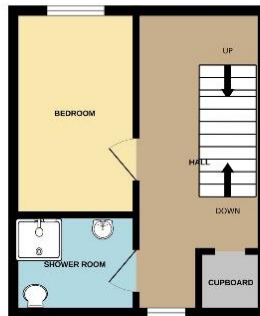
Enclosed walled garden. Laid out for ease of maintenance in patio and artificial grass. Raised planting border.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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