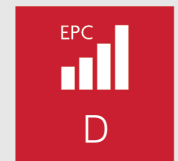
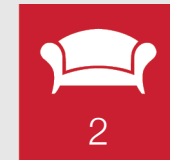




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5 Dempster Place,  
Letham,

Forfar, DD8 2QY





## Summary

Set on a peaceful cul-de-sac, this three-bedroom detached house is a charming residence in the picturesque village of Letham. Surrounded by open countryside, the village provides a semi-rural lifestyle just 30 minutes by car from the city of Dundee. The home features two reception areas and a well-appointed kitchen, and it is presented with modern interiors throughout. Furthermore, it has private parking for two cars and a fully-enclosed rear garden which is neatly kept.

Extras: All fitted floor coverings, and an integrated oven and gas hob to be included in the sale.

## Features

- Bright and spacious detached house
- Situated in the village of Letham
- Well-presented interiors
- Welcoming entrance hall
- Living room with focal-point fireplace
- Open-plan kitchen and dining room
- Three bedrooms with fitted wardrobes
- Modern three-piece shower room
- Excellent built-in storage
- Landscaped front and rear gardens
- Charming summerhouse
- Private driveway and attached garage
- Gas central heating and double glazing



"The open-plan kitchen and dining room share a spacious footprint, which extends out into the landscaped rear garden"







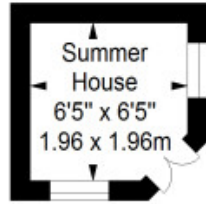


"Three bedrooms with built-in wardrobe storage and a modern shower room with a three-piece suite"

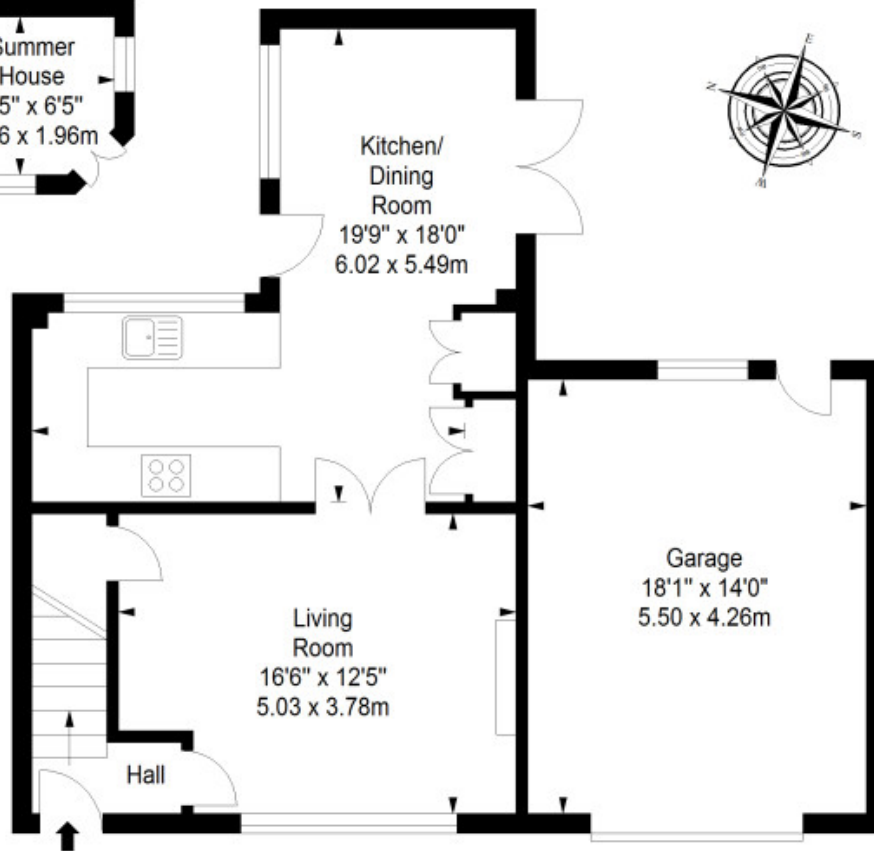


# Floorplan

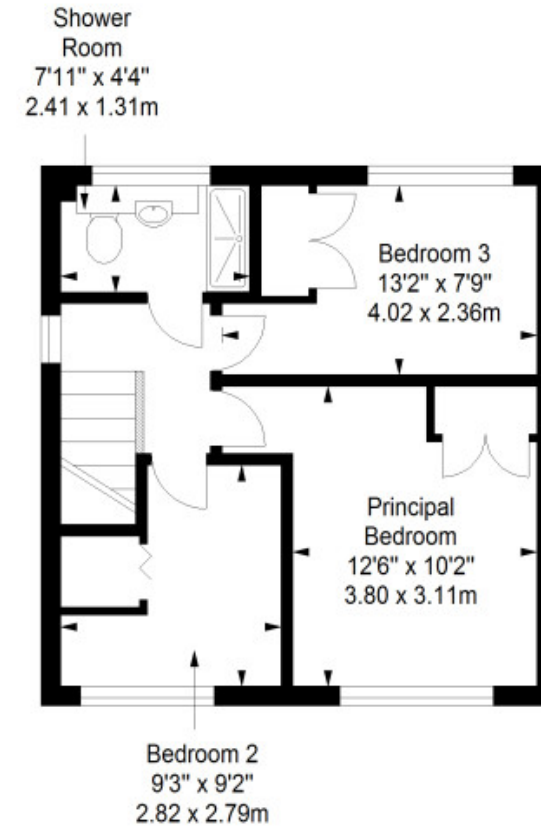
**Summer House**  
Approx. 3.8 sq. metres (40.9 sq. feet)



**Ground Floor**  
Approx. 74.3 sq. metres (799.8 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 116.5 sq. metres (1254.0 sq. feet)



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