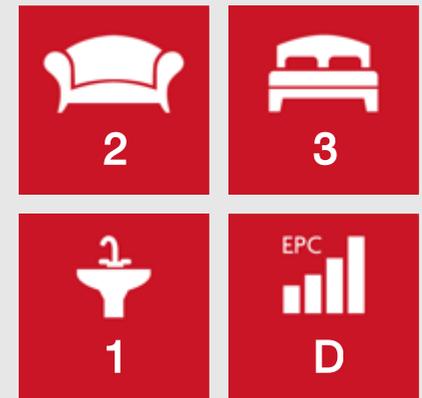




**Thorntons**  
The right way to move

5 Dempster Place, Letham,  
Forfar, Angus DD8 2QY





## Summary

Beautifully presented 3-bedroomed detached villa, with adjoining garage, is set within the picturesque semi-rural village of Letham. The house features two reception areas and a well-appointed kitchen and presents with modern interiors throughout. Furthermore, it has parking for 2 cars (garage and driveway), there is a fully enclosed rear garden which includes a charming summerhouse.

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

## Features

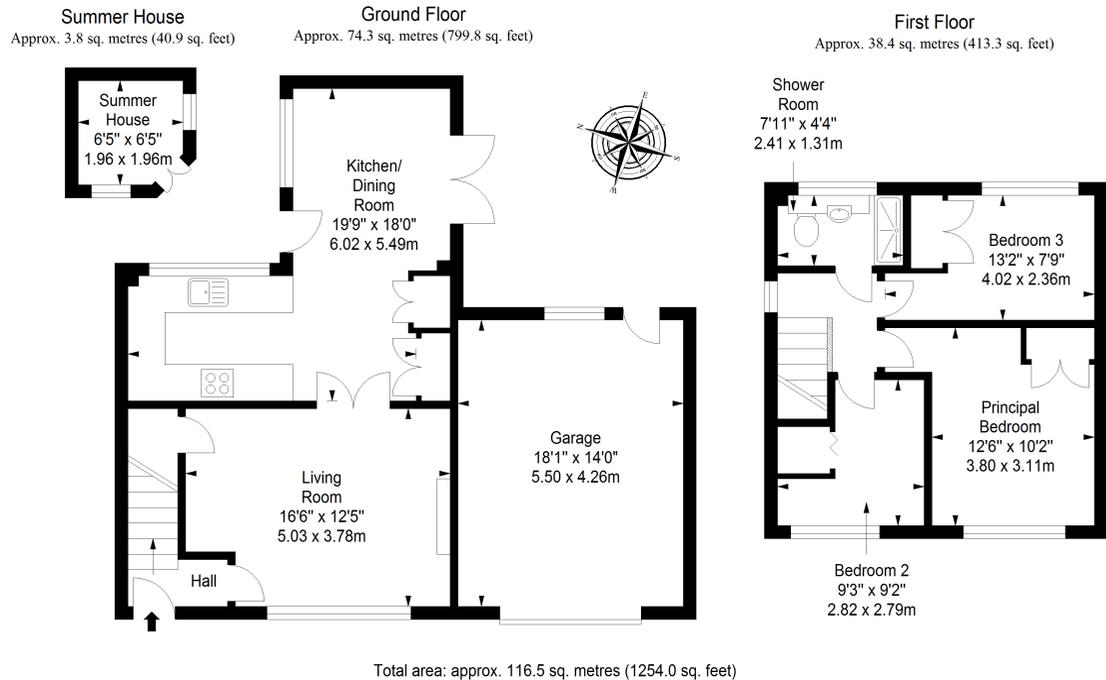
- HR Value £220,000
- Bright and spacious detached house
- Living room with focal-point fireplace
- Open-plan kitchen and dining room
- Three bedrooms with fitted wardrobes
- Modern three-piece shower room
- Excellent built-in storage
- GCH; DG; EPC - D
- Landscaped front and rear gardens
- Private driveway, attached garage and summerhouse

## Room Measurements

Living Room: 16'6 x 12'5 (5.03m x 3.78m)  
Kitchen/Dining Room: 19'9 x 18'0 (6.02m x 5.49m)  
Bedroom 1: 12'6 x 10'2 (3.80m x 3.11m)  
Bedroom 2: 9'3 x 9'2 (2.82m x 2.79m)  
Bedroom 3: 13'2 x 7'9 (4.02m x 2.36m)  
Shower Room: 7'11 x 4'4 (2.41 x 1.31)



# Floorplan



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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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