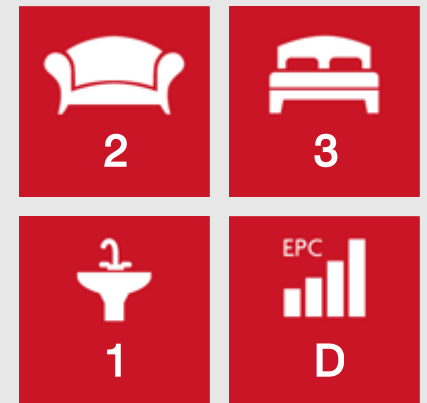




**Thorntons**  
The right way to move

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

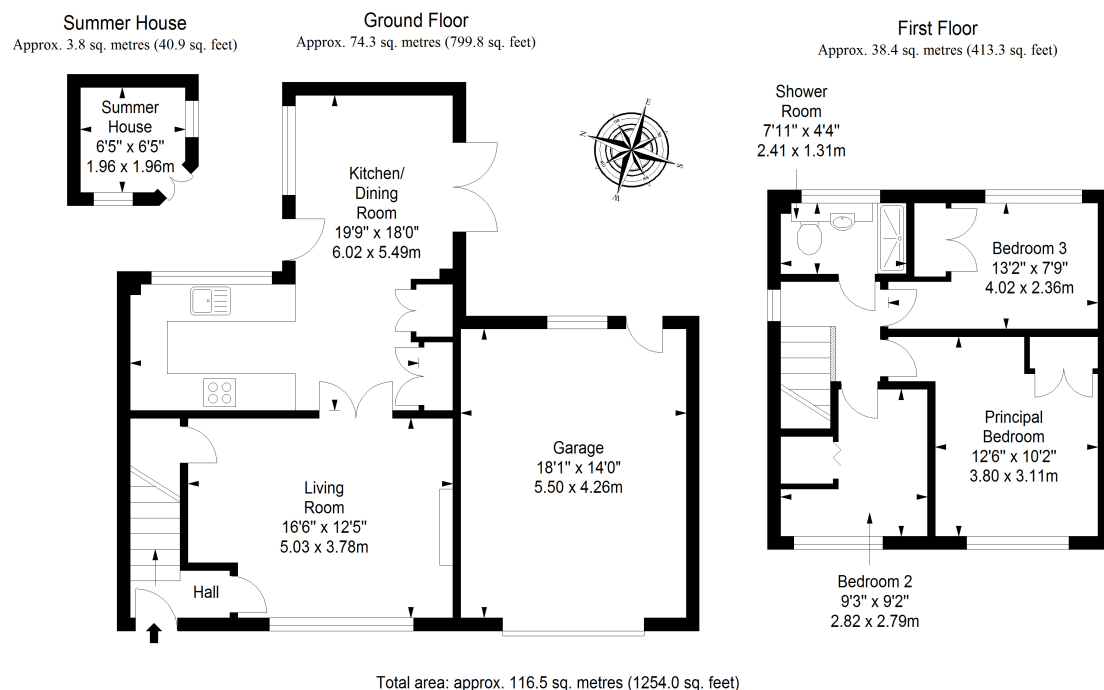
## Room Measurements

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



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathae@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggae@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghae@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparae@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeae@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forarae@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthae@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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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