

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**Drumkinnen, North Watson Street, Letham, DD8 2QX**

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Modern Kitchen Dining**
- **Sun Lounge**
- **Modern Four Piece Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway, Carport & Garage**
- **Landscaped Gardens & Potting Shed**
- **Open Views**

**FIXED PRICE £245,000**

This well presented detached bungalow is set within an off street location in the popular Angus village of Letham. Letham boasts a range of amenities including primary school, bowling green, hotels, craft shop, hairdressers, Post Office, grocery stores and pharmacy to name a few. Nearby Forfar and Arbroath provide a broad cross section of social, leisure and consumer facilities, and Dundee, Carnoustie and Broughty Ferry are within comfortable driving distance. There is a regular bus service to Forfar and Arbroath.

The property offers spacious and well-proportioned accommodation all at ground floor level. In good decorative order, the property benefits from gas fired central heating, double glazing, a modern dining size kitchen, quality modern four piece bathroom, and three well-proportioned bedrooms. In addition, there is a sun lounge to rear, which enjoys open outlook over the surrounding fields.

Externally there is driveway parking, carport, and garage, and the front gardens are laid out for ease of maintenance.

The fully enclosed rear garden is well screened with hedging, has a range of shrubs, planting borders, fruit trees, and potting shed.

This is an excellent opportunity to obtain a spacious and well maintained bungalow in a pleasant village situation, and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door and side panel. Useful cloak cupboard, also housing fuse box having light.

**Hallway:** L shaped hallway with hatch to loft storage space. Useful shelved storage cupboard.

**Lounge:** Approx. 4.76m x 5.5m. An excellent size public room. Double glazed windows to front.





**Kitchen/Dining:**

Approx. 3.95m x 4.17m. Modern fitted kitchen with a range of modern floor, wall, and drawer units. Integral oven, hob, extractor hood and dishwasher. Ample work surfaces. Tiled to splash back. Plumbed for washing machine, space for tumble dryer. Double glazed window to side. Double glazed window looking into sun lounge. Views to open fields.



**Rear Vestibule:** Double glazed door leading to the sun lounge.

**Sun Lounge:** Approx. 3.9m x 2.9m Another spacious public room. Double glazed windows to rear and side. Double glazed patio doors. Display shelving with storage below. Pleasant views over the garden grounds to rear, and to field beyond.



**Bathroom:** Approx. 3.2m x 2.6m. Modern four piece quality suite comprising WC, wash hand basin in fitted unit with storage. Corner bath and walk in shower enclosure. Tiled around shower and to dado height. Two double glazed frosted window to rear.



**Bedroom 1:** Approx. 3.1m x 3.68m. Spacious double bedroom. Double glazed window again enjoying views to rear. Double fitted wardrobe.



**Bedroom 2:**

Approx. 3.2m x 2.9m. Another double bedroom. Double glazed window to front. Double fitted wardrobe.



**Bedroom 3:**

Approx. 3.1m x 2.3m. Another well proportioned room. Double glazed window to front.

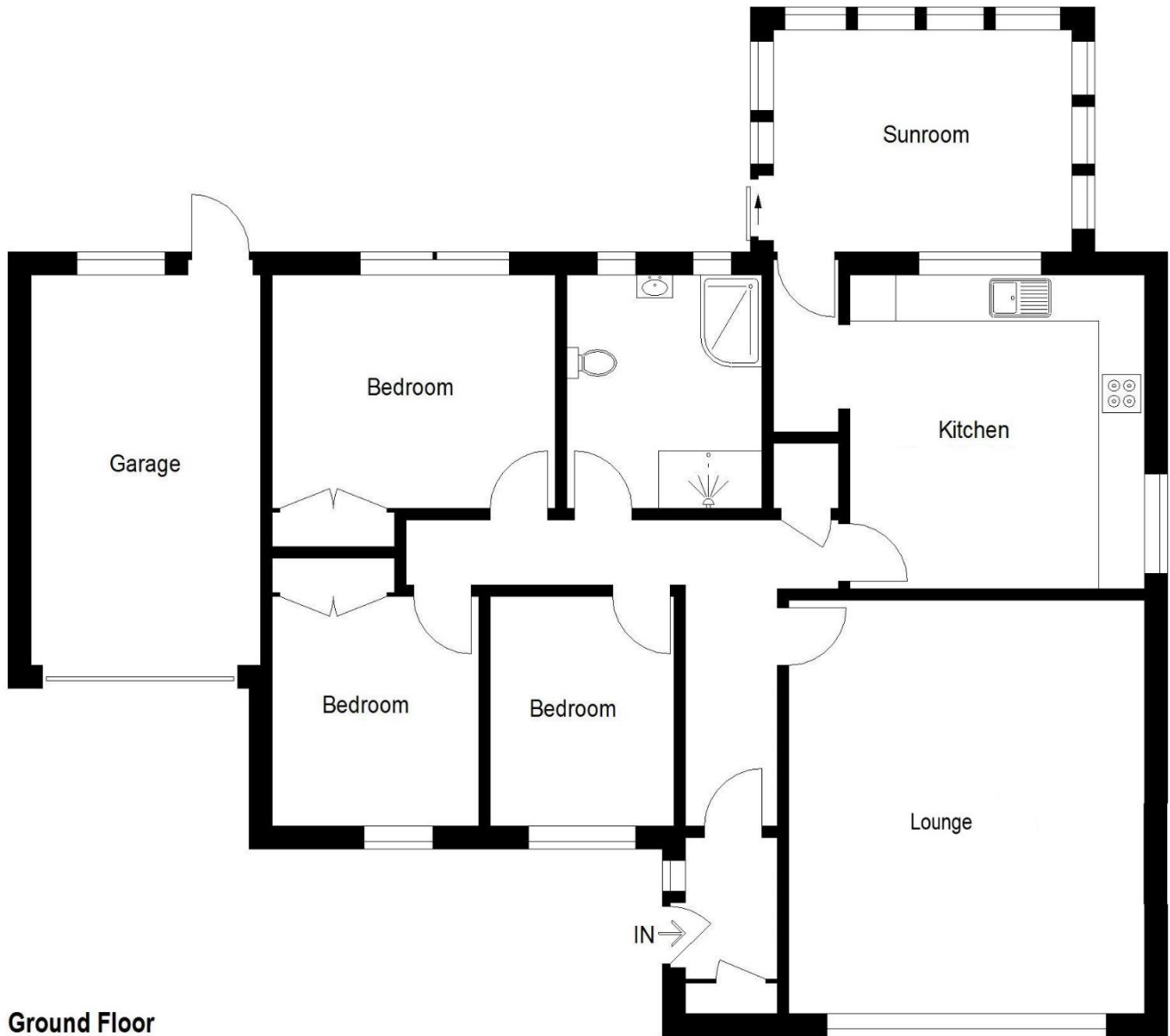


**Outside:**

The property occupies an off street location. Bounded by timber fencing, laid out for ease of maintenance in gravel chips, planting borders and shrubs. Monoblock driveway leads to the integrated garage with car port, up and over door to garage which has rear courtesy door, power, and light. The enclosed rear garden is laid to lawn and screened by hedging with open outlook to fields beyond. Patio area. Potting shed. Planting borders and fruit trees.







**Ground Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1005978 / Ref:86030)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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