






Fixed Price £290,000





- Detached Bungalow
- Village Location
- Living Room
- Kitchen/Diner
- Utility Room
- 3 Bedrooms
- En Suite
- Bathroom
- Garage
- Gardens

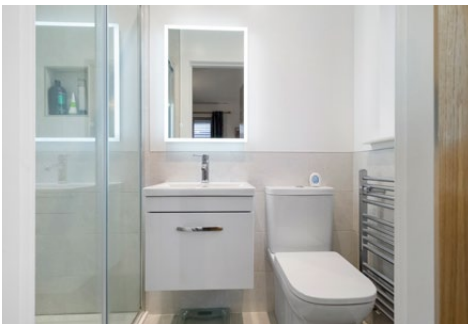
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A recently constructed detached bungalow situated in the popular village of Letham. The Angus village of Letham offers local shops and services as well as good transport connections and a well-regarded primary school. The nearby town of Forfar offers major amenities while the A90 dual carriageway connects the cities of Dundee and Aberdeen.

The property benefits from energy efficient aspects including triple glazing and solar panels while also having gas central heating. The accommodation is accessed by an entrance vestibule which leads to the hallway. The living room has a bay window to the front of the property. The spacious kitchen/diner has a range of fitted units, an island unit and space for table and chairs.





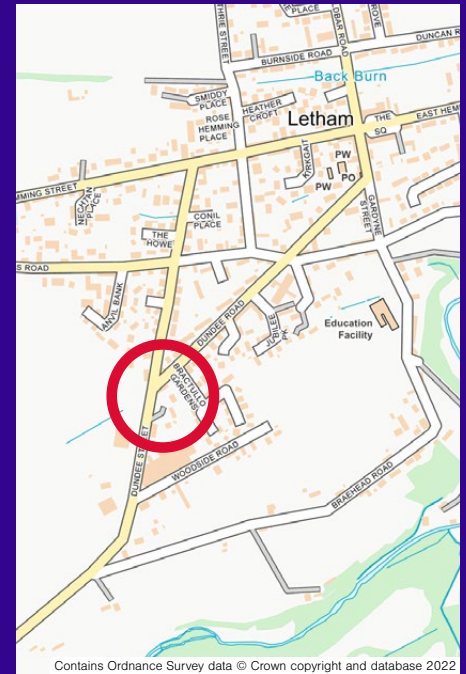


Accommodation (measurements are approx)

Living Room	4.01m x 4.71m	(13'2" x 15'5")
Kitchen/Diner	4.71m x 5.98m	(15'5" x 19'7")
Utility Room	1.96m x 2.27m	(6'5" x 7'5")
Bedroom	2.98m x 3.29m	(9'9" x 10'10")
Bedroom	2.82m x 3.28m	(9'3" x 10'9")
Bedroom	2.65m x 2.83m	(8'8" x 9'3")
Bathroom	2.04m x 2.96m	(6'8" x 9'9")
En Suite	1.05m x 2.10m	(3'5" x 6'11")

The kitchen has dual aspect windows to the rear and side of the property while a door leads through to the utility room. There are fitted units and an integral sink in the utility room which also has a door that leads out to the rear. Three bedrooms are accessed from the hallway, each having fitted wardrobe space. The master bedroom has an en suite shower room while the bathroom has a separate bath and shower unit.

The front garden is laid in lawn with some plants and shrubbery. The driveway and garage are located to the rear together with an area of garden which is laid in stone chips.



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