

# Connelly Yeoman

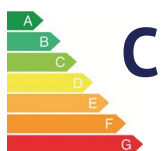


**'BEINN A GHLO' 2B DUNDEE STREET, LETHAM  
BY FORFAR, DD8 2PQ**

**DETACHED BUNGALOW**



- Ideally located in the popular village of Letham close to both Forfar and Arbroath
  - A spacious and well proportioned family home with adaptable room usage
    - Gas fired central heating and Double Glazing, ample storage
- Integral large Garage, attractive garden plot all neatly laid out, Timber Summerhouse



OFFERS OVER  
**£265,000**



# Property Description

This deceptively spacious DETACHED BUNGALOW must be viewed to appreciate the size of accommodation on offer. The property is located in the ever popular village of Letham which offers a variety of shops and services including a bakery, local convenience shop, pharmacy and a Primary school. The towns of both Forfar and Arbroath are located just a short drive away from Letham and offer a wider variety of services and amenities. Further afield, the cities of both Dundee and Aberdeen can be reached within a relatively easy commute.

The property offers spacious and well proportioned accommodation all on one level with adaptable room usage and benefits from Gas fired central heating and Double glazing. There are replacement internal oak veneer doors and fresh carpeting. Externally, there is a large front driveway offering ample off-street car parking and leading to the integral Double Garage. Located on a good sized mature garden plot, the property is surrounded by lawn areas, paved patios and mature shrubs, bushes and hedging, all offering privacy. Early viewing of this attractive property is highly recommended.

## ACCOMMODATION:

Vestibule & Hallway, Cloakroom & Utility, Kitchen, Bedroom 4, open plan Lounge and Dining Area, Rear Hallway, 3 Bedrooms, Family Bathroom.

## VESTIBULE & HALLWAY:

Entering from the front of the property via external double glazed front entrance door into the Vestibule, with an oak veneer door with opaque glass panels leads into the Hallway. The hallway gives access to a front room presently used as a Bedroom but could be utilised as a Study room. Access to the Cloakroom, Kitchen and through to the Lounge. Replacement internal oak veneer doors. CH radiator.

## BEDROOM 4:

Approx. 11'6 x 6'10 with front-facing window. CH radiator.

## CLOAKROOM/WC:

Approx. 4'9 x 6'9. Comprising two piece bathroom suite with white vanity cupboards with wood effect work surface incorporating the wash-hand basin, built-in vanity mirror with inset downlights. Built-in storage cupboard with louvre doors. Door from here leads through to the Utility Area.

## UTILITY ROOM:

Approx. 6'3 x 5'3. Base storage units, stainless steel sinktop, plumbing and space for an automatic washing machine. Further built-in storage cupboards with louvre doors. A further door leads through into the spacious integral Garage.

## KITCHEN:

Approx. 10'10 x 14'5. The kitchen has been upgraded and comprises modern base and wall mounted units in a light blue/grey hue and complimentary slate effect worktop surfaces and splashbacks. Composite sink with mixer tap. Two integrated NEFF Electric Ovens with open and slide in doors; Induction Hob with extractor above; integrated Fridge and Freezer; integrated Dishwasher. The central heating boiler is housed here. Space for table and chairs. Contemporary wall mounted CH radiator. Parador style ceiling and natural roof light. Window to the front of the property. Double glazed external door leads out to the garden.

## LOUNGE & DINING AREA:

Approx. 23'10 x 16'10. The Lounge and Dining Area are open plan, with the Lounge area offering ample space for furniture settings. Inset ceiling downlighters. The Dining area allows ample natural light to flood in, with a feature vaulted glazed ceiling with exposed beams and feature double opening doors patio doors leading out to a paved area with pond.





**REAR HALLWAY:**

With access to the main bedrooms and Family Bathroom. Window overlooking the side of the property. Large built-in storage/linen cupboard.

**BEDROOM 1:**

Approx. 14' x 9'6. A well proportioned main bedroom with window overlooking a small patio area. Built-in wardrobe space. CH radiator.

**BEDROOM 2:**

Approx. 10'6 x 14'1. This room is presently being used as a snug room but would make an ideal bedroom. Two double aspect windows overlooking the garden areas. CH radiator.

**FAMILY BATHROOM:**

Approx. 10'6 x 7'2. Comprising two piece white bathroom suite and a separate shower cubicle. Partial wet wall panelling. CH radiator.

**BEDROOM 3:**

Approx. 11'2 x 14'1. Another well proportioned bedroom with window overlooking the rear garden.. Wardrobe storage. CH radiator.

**OUTSIDE:**

The property occupies a mature garden plot. The front driveway affords ample off-street car parking with access to the Garage. There are various different areas of garden, with lawn, patios and a pond. Paving area with raised flower border, shrubs and bushes. Boundary fences and hedging. Garden Sheds and timber Summerhouse included in the sale.

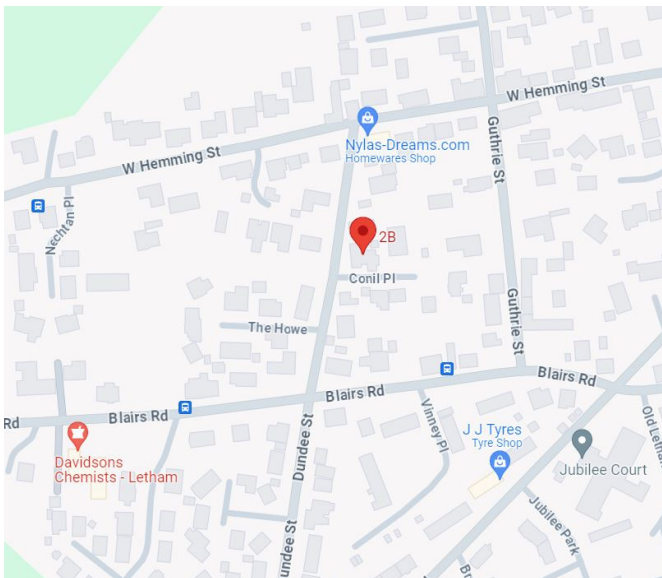
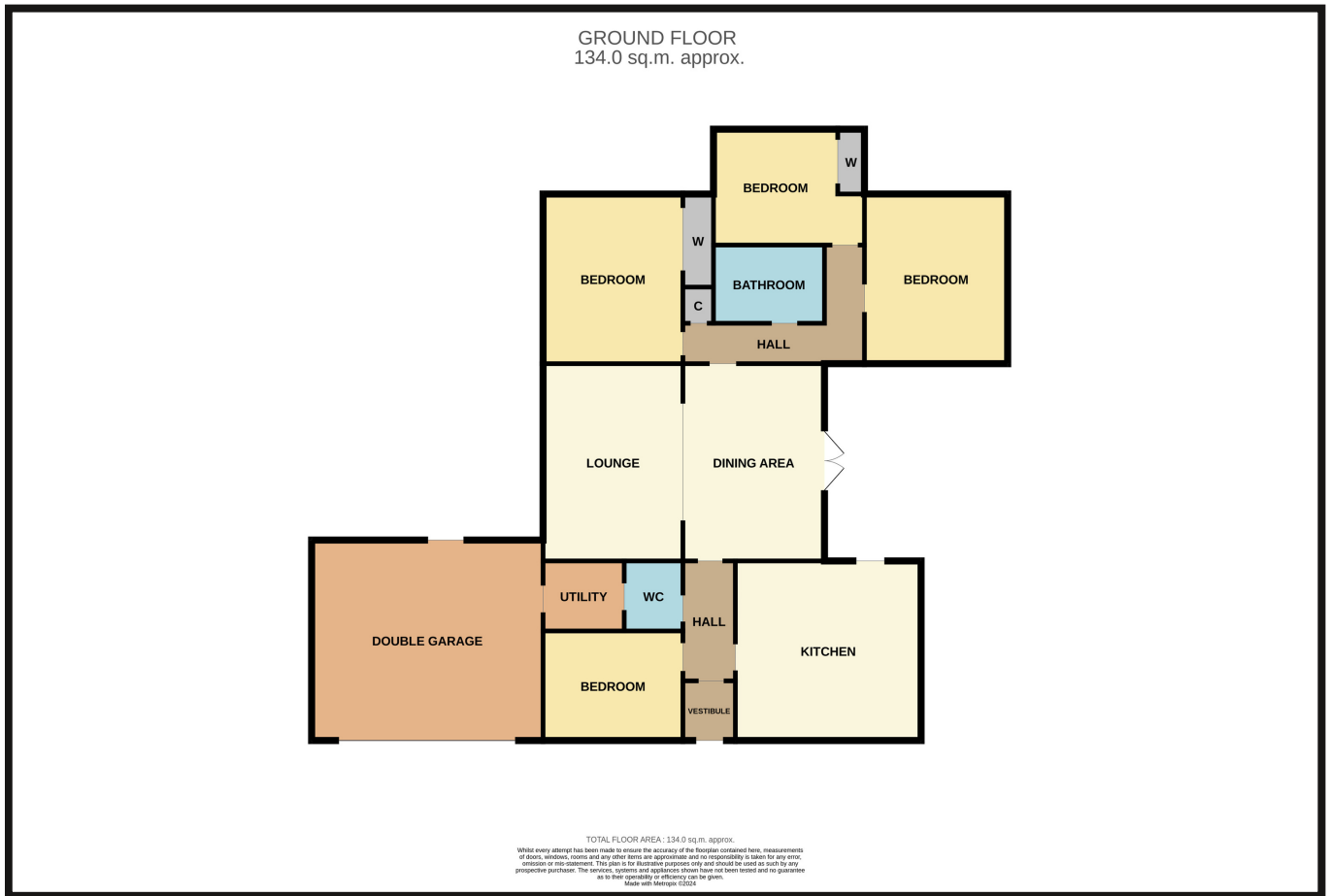
**INTEGRAL GARAGE:**

Approx. 16' x 19'6. With power and light, electric front door. There is a ladder which allows access to a further area of storage. External rear access door.





# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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