

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**23 Bractullo Gardens, Letham DD8 2XG**

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge with Open Plan Dining**
- **Kitchen**
- **Bathroom**
- **Conservatory**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing EPC D**
- **Garage & Driveway**
- **Gardens**

**Offer over £185,000**

This detached bungalow is situated in a small cul de sac of varied yet similar styled homes in a sought after residential location within the popular Angus village of Letham. Letham boasts a wide range of amenities including primary school, bowling green, pharmacy, hairdressers, bakery, beautician, post office, convenience stores and craft shop. Nearby Forfar and Arbroath provide a full range of amenities including major supermarkets, and secondary schooling. Dundee and most major Angus towns are within comfortable driving distance.

The property is in need of some modernisation but offers the purchaser excellent potential and well proportioned accommodation all at ground floor level.. The subjects benefit from double glazing and gas fired central heating.

There is driveway parking for several vehicles and attached garage. The gardens to front are laid to lawn, and the rear and side gardens are enclosed, and laid out in lawn with shrubs, gravel chips, patio and borders.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is recommended to fully appreciate.

**Entrance Vestibule:** Double glazed exterior door. Double glazed window to side. Opaque glazed door into lounge/dining.

**Lounge/Dining:** Approx. 4.74m x 6.6m. Spacious public room with two clearly defined areas. Lounge has double aspect corner windows to front and further double glazed window to side. Dining area has double glazed window to side and can accommodate a large table and chairs. Access to the kitchen.





**Kitchen:**

Approx. 3.371m x 2.4m. Fitted with a range of floor, wall, and drawer units. Tiling to splash back. Integral double oven, hob, and extractor hood. Double glazed windows to front and side. Plumbed for automatic washing machine. Space for further appliances.



**Inner Hallway:**

Hatch to loft space. Shelved cloak cupboard. Useful broom cupboard, also housing the fuse box.

**Bathroom:**

Approx. 1.7m x 2.1m. Three piece white suite comprising WC, wash hand basin and bath. Part tiled. Shower over bath with curtain. Mirror with light above and shaver socket. Double glazed frosted window to side.



**Bedroom 1:**

Approx. 3m x 3.9m. A good sized double bedroom. Double glazed window to rear. Mirror fronted wardrobes. Cupboard housing hot water cylinder.



**En Suite:**

Approx. 1.75m x 1.53m Three piece suite comprising WC, wash hand basin and shower cubicle. Part tiled.

**Conservatory:**

Approx. 2.8m x 2.9m. Access from the main bedroom. Double glazed windows to front, side and rear. Exterior door. Power sockets.



**Bedroom 2:**

Approx. 2.75m x 2.96m. Double bedroom. Double glazed window to rear. Double fitted wardrobes.



**Bedroom 3:**

Approx. 2.56m x 2.4m. Another well-proportioned room. Double glazed window to side.



**Outside:**

Driveway parking for several vehicles to front leading to the attached garage. The side garden laid to paving stones and gravel chips. The rear garden again with paved patio area, drying area, shrubs and borders. Mature apple tree and productive blackcurrant bushes



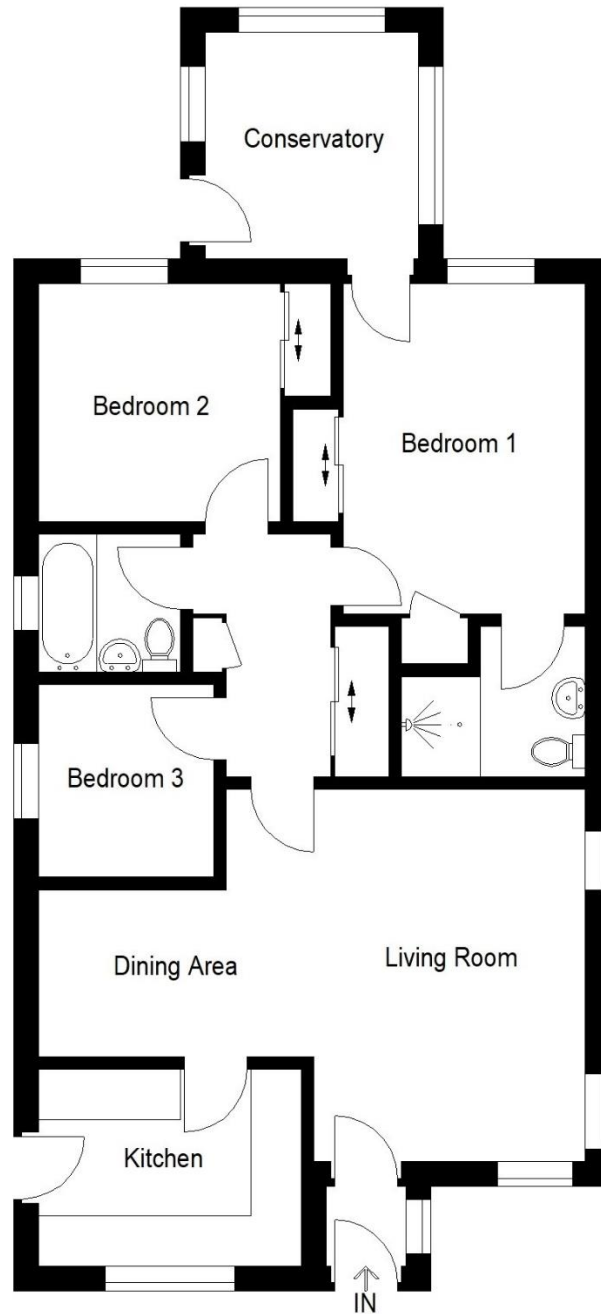


Illustration For Identification Purposes Only.  
Not To Scale (ID:1054354 / Ref:87306)



*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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