

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



3 Denholm Gardens, Letham DD8 2XT

- **Detached Bungalow in Cul de Sac**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Detached Garage**
- **Workshop/Office & Store**

Offers over £230,000

This well presented detached bungalow sits in a small cul de sac in the popular Angus village of Letham. Letham offers a broad cross section of social, leisure and consumer facilities including primary school, shops, hotel, pharmacy, beauticians, hairdressers to name a few. A full range of amenities including secondary schooling and major supermarkets can be found in nearby Forfar and Arbroath.

The property has been well maintained by the present owners and is in good decorative order throughout. Features include double glazing, gas fired central heating, solid oak flooring in the hall, solid oak doors and surrounds, dining size kitchen with integral oven, hob and extractor hood, modern bathroom with shower, and three well proportioned bedrooms.

Externally there is driveway parking for multiple vehicles, and detached garage with power, light, water supply and electric door. The garden grounds to front are beautifully landscaped with specimen shrubs and trees, and the rear garden is laid to lawn, and bounds onto open countryside. There is a detached insulated workshop & store both with power. This is an excellent opportunity for a number of purchasers including family, or retirement bungalow, and viewing is essential to fully appreciate.

- Entrance Vestibule:** Double glazed exterior door. Solid oak flooring. Split pane bevel glass door to hallway.
- Hallway:** Hatch to loft space. Cupboard housing gas central heating boiler. Hardwood facings and surrounds.
- Lounge:** Approx. 4.85m x 4m. Bright and spacious public room. Double glazed windows to both front and side. Bevelled glass doors to kitchen/ dining and hallway.



Kitchen/Dining:

Approx. 5.25m x 3m. Fitted with a range of floor, wall, and drawer units. Integral oven, hob, and extractor hood. Plumbed for washing machine and dishwasher. Tiled to splash back with under pelmet lighting. Space for a large table and chairs. Double glazed window to rear and side. Double glazed exterior door. Views towards woodland and countryside.



Bathroom:

Approx. 3m x 2m. Modern three piece suite comprising WC, wash hand basin and P shaped bath with rainfall shower. Double glazed frosted window to rear. Extractor fan. Chrome ladder style towel rail.



Bedroom 1:

Approx. 3m x 3.38m. Double bedroom. Double glazed window enjoying views to rear. Three door mirror fronted wardrobe.



Bedroom 2:

Approx. 2.95m x 3.25m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobe.



Bedroom 3:

Approx. 3m x 1.95m. Single bedroom. Double glazed window to front.



Outside:

Driveway parking in gravel chips and paving stones, with ample space for multiple vehicles, and leading to the detached garage which has power, light, water supply and electric door. The gardens are beautifully landscaped to front for ease of maintenance in gravel chips and specimen plants including rockery borders, monkey puzzle tree and pieris. Drying area to side. The rear garden is mainly laid to lawn with topiary hedging and bounding onto open countryside.

Workshop & Store:

Store Approx. 1.95m x 2.35m
Workshop/Office Approx. 2.82m x 3.37m Fitted units.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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