



## 3 West Hemming Street

Letham, Forfar, DD8 2PU

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## Summary

This traditional semi-detached house is a bright and spacious three-bedroom residence, set away from the road behind a large (south-facing) front garden, which is family friendly and laid with a sweeping lawn. The home features two reception rooms, a quality kitchen, and a modern bathroom, and it is well-presented throughout, enjoying attractive décor and retained period details. Furthermore, the charming property offers a sought-after semi-rural lifestyle in the village of Letham, with proximity to the surrounding countryside and nearby coastline.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and washing machine to be included.

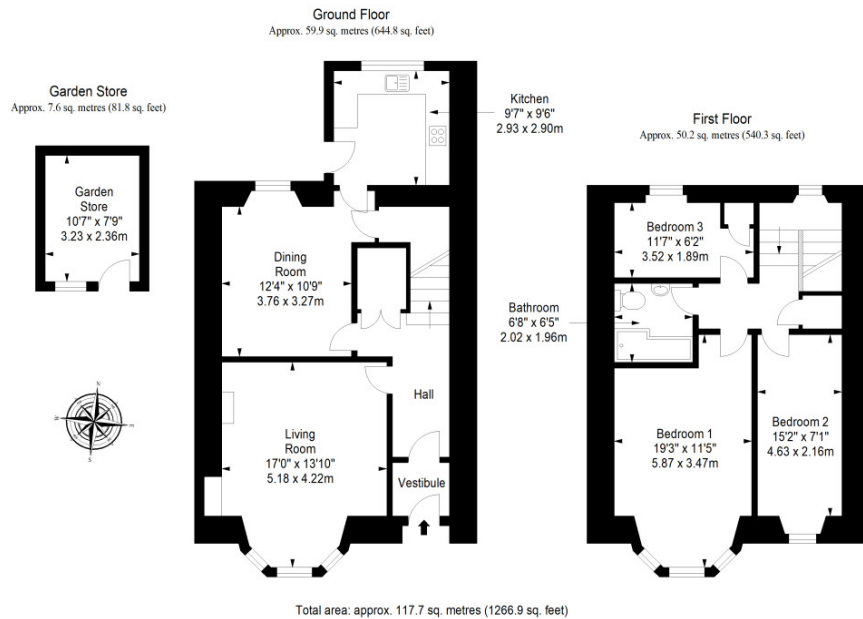
## Features

- Traditional semi-detached house in Letham
- Near amenities, bus links, and the school
- Vestibule and hall with cloak cupboard
- Spacious living room with bay window
- Good-size dining room with storage
- Well-appointed kitchen with garden access
- Naturally-lit landing with built-in storage
- Two bright and airy double bedrooms
- One versatile single bedroom/office
- 3pc bathroom with overhead shower
- South-facing, landscaped front garden
- Enclosed, low-maintenance rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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