

87 Dundee Road, Letham, Angus, DD8 2PP



Offers Over £225,000

Situated within the popular village of Letham, this three-bedroomed detached bungalow would make a comfortable family home or spacious retirement property. A variety of local shops and services can be found within the village centre with more extensive shops and services available in nearby Forfar. Letham is only a short drive from the A90 allowing easy access for commuting further afield.

Accommodation comprises:- Living Room, Kitchen/Diner, Utility Room, Family Bathroom, 3 Bedrooms, En-Suite.

Outside:- Gardens to front and back, laid in lawn with shrubs and borders. Vegetable and soft fruit patch to side of property. Greenhouse and shed. Single garage with gravel driveway providing additional parking.

Gas Central Heating; Double Glazing. Energy Performance Rating:- C. C/Tax Band:- D



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

VESTIBULE/HALLWAY

Solid wooden door leading to vestibule. Tiled floor and glazed door through to hallway with access to all rooms. Built-in cupboard. Access to loft. Fitted carpet. Radiator.



LIVING ROOM (4.04m x 4.01m)

Bright living room with large double window to the front. Feature electric fire and surround. Carpeted flooring. Radiator.



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KITCHEN/DINER (6.12m x 3.02m)

Fitted kitchen with wall and base units. Integrated oven, gas hob and extractor hood. Dishwasher. Vinyl flooring (in kitchen), window to side and window to front. Carpeted flooring (in dining area).



UTILITY ROOM (3.07m x 1.61m at widest)

Tiled flooring, radiator, C. H. boiler, sink. Washing machine and freezer. Door to side. Access to driveway and path to front and rear gardens.



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BEDROOM ONE (3.01m x 2.22m)

Single bedroom with mirrored built-in wardrobes. Window to side. Carpet flooring.



MASTER BEDROOM (3.72m x 3.03m)

Double bedroom with window overlooking rear garden. Built-in double mirrored wardrobes. Carpeted flooring. Radiator. Door to En-Suite.



EN-SUITE (1.83m x 1.11m)

Walk-in shower, W/C and sink. Window to side. Carpeted flooring. Radiator.



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FAMILY BATHROOM (2.12m x 1.91m)

WC, sink, bath with electric shower over. Part tiled. Carpeted flooring. Radiator. Window to rear.



BEDROOM THREE (3.53m x 2.60m)

Double room with built in wardrobe. Carpeted flooring. Radiator. Window to rear.



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OUTSIDE

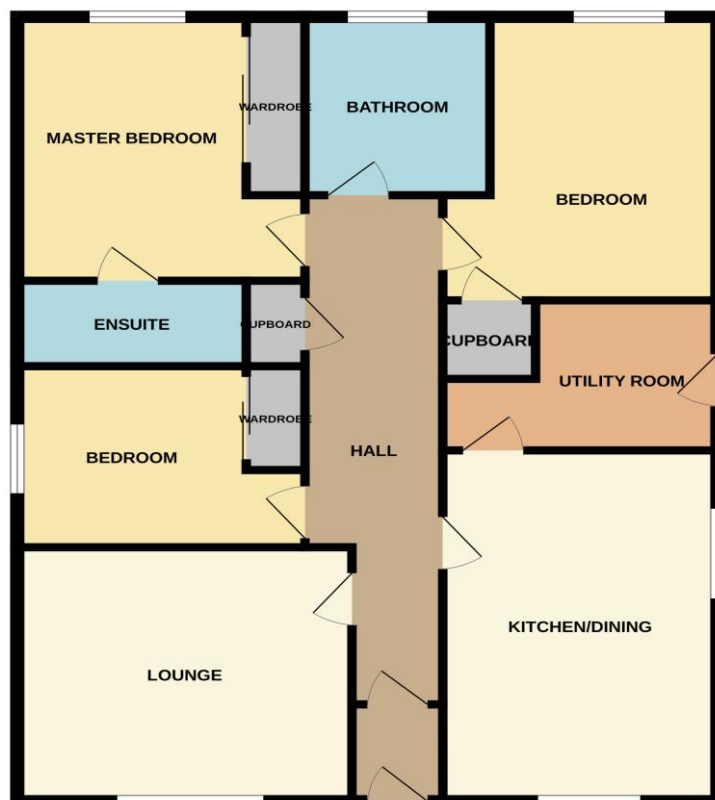
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GROUND FLOOR



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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

Whilst these particulars are believed to be correct
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