

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**87 Dundee Road, Letham DD8 2PP**

- **Vestibule & Hallway**
- **Lounge**
- **Kitchen & Open Plan Dining Room**
- **Utility Room**
- **Bathroom**
- **3 Bedrooms**
- **En Suite Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Driveway & Garage**
- **Mature Gardens, Greenhouse & Shed**

**Price to be confirmed**

This spacious detached bungalow is situated in the popular Angus village of Letham and is convenient for all local amenities and services. Letham boasts a wide range of amenities including Primary school, pharmacy, public houses, post office, hairdressers and bakery to name a few. Nearby Forfar and Arbroath provide a full range of social, leisure and consumer facilities including major supermarkets, and railway line at Arbroath. Dundee is within comfortable driving distance.

The property offers spacious and well-proportioned accommodation at ground floor level and benefits from gas fired central heating with combi boiler, double glazing, three well-proportioned bedrooms, all with fitted wardrobes, kitchen with open plan dining/family room, and En Suite to the main bedroom.

The garden grounds are beautifully landscaped, and well stocked with mature shrubs, trees and herbaceous borders.

This is an excellent opportunity for a number of purchasers and will make an ideal family or retirement home, and viewing is highly recommended.

**Entrance Vestibule:** Exterior door with double glazed side panel. Tiled floor. Split pane bevelled glass door into hallway

**Hallway:** Hatch to loft space. Shelved airing cupboard.

**Lounge:** Approx. 4m x 4.18m. Spacious public room. Double glazed window to front. Wooden fire surround on marble plinth.



**Kitchen/Dining:**

Approx. 6m x 3m. Two clearly defined areas. Kitchen fitted with a range of floor, wall and drawer units. Integral oven, gas hob and extractor hood. Plumbed for dishwasher. Breakfast bar divider to dining/family room. Double glazed window to front.



**Utility Room:**

Approx. 3m x 1.6m. Base level storage units. Wall mounted central heating combi boiler. Stainless steel sink and drainer. Plumbed for washing machine. Space for under counter fridge. Double glazed exterior door.



**Bedroom 1:**

Approx. 3.7m x 3.73m. Spacious double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



**En Suite:**

Approx. 2.85m x 1.2m. Three piece white suite comprising WC, wash hand basin and shower cubicle with tiling. Double glazed frosted window to side. External extractor fan.

**Bedroom 2:**

Approx. 3.52m x 3m. Another double bedroom. Double glazed window to rear. Fitted wardrobe.

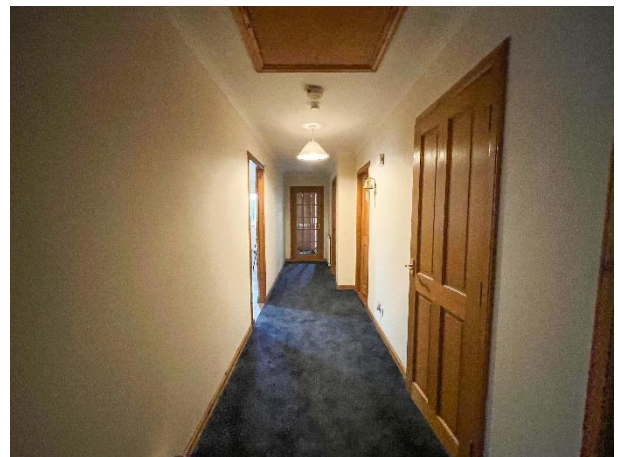
**Bedroom 3:**

Approx. 3.7m at widest x 2.2m. Another well proportioned room. Double glazed window to side. Double mirror fronted wardrobe.



**Bathroom:**

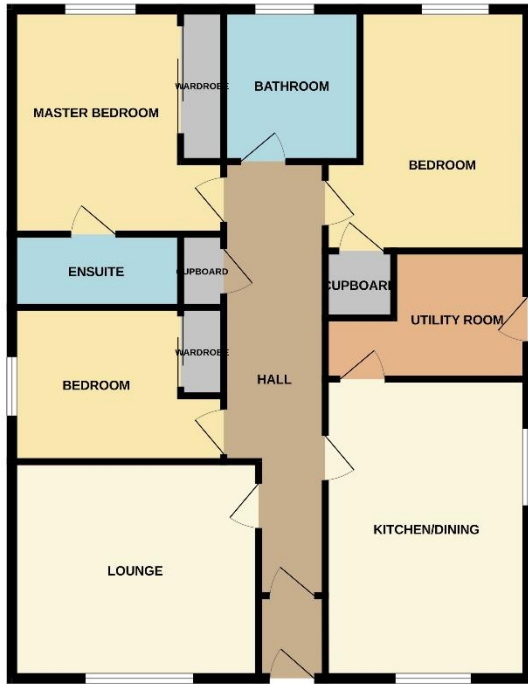
Approx. 2.53m x 1.9m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed frosted window to rear. Extractor fan.



**Outside:**

Gravel chip driveway with ample parking for several vehicles leads to the single garage. The front garden is sectioned and laid out in lawn with mature shrub and herbaceous borders. The rear garden is enclosed, and again laid to lawn with well stocked borders, shrubs, trees and apple tree. Timber shed and greenhouse.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with MyPlanSpace 02024



*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.*

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)