

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



4 Blairs Croft, Letham, Angus, DD8 2GA

- **Detached Bungalow in Small Cul de Sac**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen/Dining Room**
- **Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & 1.5 Detached Garage**
- **Gardens & 2 Greenhouses**

Offers over £240,000

This spacious detached bungalow sits at the end of a small cul-de-sac within the popular Angus village of Letham. Letham provides a broad cross section of social, leisure and consumer facilities including Primary School, Pharmacy, Bowling Green, Public Houses, Post Office, Beautician, Hairdresser and Take Away. Nearby Forfar and Kirriemuir provide Secondary Schooling, major supermarkets and main line train station in Arbroath.

The property offers spacious and well-proportioned accommodation all at ground floor level and benefits from gas fired central heating, double glazing, large kitchen/dining room, family bathroom and en-suite to the main bedroom.

There are well laid out gardens to front, side and rear. Rear garden is enclosed and has apple and plum trees and two greenhouses.

This is an excellent opportunity for a number of purchasers including family and retirement and viewing is highly recommended.

- Entrance Vestibule:** Exterior door with frosted double glazed side panel. Split pane bevel glass door into hallway.
- Hallway:** L-shaped hallway. Hatch to loft storage space. Double shelved storage cupboard. Large walk-in storage cupboard with shelving and light.
- Lounge:** Approx. 5.52m x 3.53m. Well proportioned room with double glazed window to front of property. Feature fire surround with tiled hearth.



- Kitchen/Dining Room:** Approx. 5.55m x 3.7m. Two clearly defined areas. Kitchen fitted with a range of floor, wall and drawer units with integral oven, gas hob and extractor hood. Plumbed for automatic washing machine. One and a half sink and drainer. Divider to dining area with canopy and downlighters. Tiled to splashback.
- Dining area accommodates a large table and chairs. Double glazed window to rear. Wall mounted gas central heating boiler.





Bathroom:

Approx. 2.75m x 1.6m. Part tiled. Three piece coloured suite comprising WC, wash hand basin and bath. Extractor fan. Ladder style towel rail.

Bedroom 1:

Approx. 3.7m x 4.1m. Spacious double bedroom with double glazed window to front. Double mirror fronted wardrobes.



En Suite:

Approx. 2m x 1.95m. Three piece suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Part tiled. Extractor fan. Double glazed frosted window to front.

Bedroom 2:

Approx. 3.16m x 2.6m. Another spacious double bedroom with double glazed window to the rear of the property. Double fitted wardrobes.



Bedroom 3:

Approx. 2.9m x 2.7m. Another well proportioned room with double glazed window to rear.

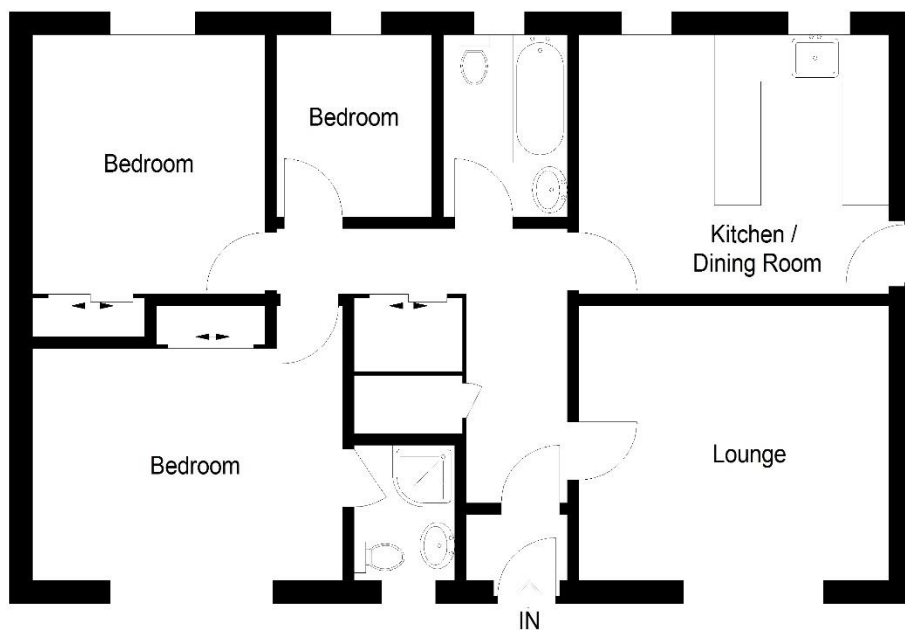


Illustration For Identification Purposes Only. Not To Scale (ID:1091366 / Ref:88318)

Outside:

Front garden is laid to lawn with two feature Korean fir trees and planting borders. Gravel chip driveway to side provides ample parking for several vehicles and leads to the 1.5 detached garage which has power and light.

Rear garden is fully enclosed. Plum and apple trees. Vegetable Plots. 2 Greenhouses. Sun trap garden.



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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