

# Property for Sale



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## 5 Smiddy Place, Letham DD8 2SD

- **Modern Detached Villa with Countryside Views**
- **Vestibule & Hallway**
- **Lounge & Dining Room**
- **Kitchen/Dining/Family Room**
- **Utility Room & Cloaks/WC**
- **Study/Bedroom 5**
- **Family Bathroom**
- **4 Bedrooms & Dressing Room**
- **2 En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking for Multiple Vehicles**
- **Double Integral Garage with Electric Door**
- **Landscaped Gardens**



**FIXED PRICE £410,000 (40K below recent Home Report Value)**

This beautifully presented detached villa sits at the end of a small cul de sac within the sought after Angus village of Letham and is close to all amenities. There are outstanding views to rear across the surrounding countryside and towards Dunnichen Hill. Letham offers a wealth of local amenities including primary school, pharmacy, beauticians, hairdressers, baker, craft shop and café, hotels, post office and dental surgery. Nearby Forfar and Arbroath provide a wider range of amenities including secondary schooling, major supermarkets and railway station at Arbroath. Dundee and Aberdeen are within comfortable commuting distance.

The property was built to a high standard in 2008 by Moir Construction to an individual specification. The subjects are in excellent decorative order, having been recently redecorated and benefit from gas fired central heating, double glazing, quality kitchen with integrated appliances, separate utility room and downstairs WC, On the upper floor are four proportioned bedrooms on the upper floor with main two en suite, dressing room, and family bathroom. Features include part under floor heating, solid oak staircase and flooring in public areas and bedrooms, solid oak surrounds, oak veneer doors and Russound integral home audio system with zone controlled room speakers throughout the property. The present owners have updated smoke alarms etc to the latest recommendations and legislation.

There are well laid out beautifully landscaped gardens laid to lawn with composite decking and mature shrubs and trees. There is driveway parking for multiple vehicles and integrated double garage with electric door. This is an excellent opportunity to obtain a substantial family home of quality within a pleasant village location, and viewing is highly recommended to fully appreciate the style and location together with the many extra features included within the sale price.

<b>Entrance Vestibule:</b>	Double glazed exterior door. Split pane bevel glass door into hallway.
<b>Hallway:</b>	Solid oak staircase to upper floor accommodation.
<b>Cloaks/WC:</b>	Approx. 2.2m x 1.5m. Fully tiled with two piece contemporary style Villeroy and Boch suite comprising WC, and wash hand basin. Double glazed frosted window to front.
<b>Lounge:</b>	Approx. 4.2m x 4.7m. Bright and spacious public room. Three double glazed windows to front. Focal point of the room is attractive DRU living flame gas fire with floating limestone surround. Integral 5.1 surround audio system.
<b>Office/ Bedroom 5:</b>	Approx. 4.2m x 2.5m. Double glazed window to rear. Fitted with Bower & Wilkins ceiling speakers.
<b>Kitchen/Family/ Dining Room:</b>	Approx. 4.9m x 5.6m. Vaulted ceiling. Fitted with a range of modern quality floor, wall and drawer units with mahogany veneers and quartz work surfaces. One and half sink and drainer. Central island unit with Miele induction hob, breakfast bar, and canopy extractor hood. Integral Miele dishwasher, steam oven, main oven, combination oven, warming drawer, fridge and freezer. Under floor heating. Double glazed window to rear enjoying garden views and towards Dunnichen Hill. Further double glazed window to side and French doors to the rear garden. Double Glazed remote control Velux windows. Fitted with Bower & Wilkins Speakers inside and out, zone controlled to extend entertainment outside.
<b>Utility Room:</b>	Approx. 3m x 2.5m. Plumbed for automatic washing machine. Quality fitted base and high level storage units. Space for tumble dryer. Stainless steel sink and drainer. Large under stair cupboard with shelving housing home entertainment system source components including Sonos, Apple TV, DVD player and Denon amplifier at central location, controlled via the Russound system, cloak rail and light. Exterior door. Courtesy door into garage.
<b>Dining Room:</b>	Approx. 3.66m x 4m. Another well-proportioned public room. Bisque Cobratherm radiator. Double glazed windows to front. Fitted with Bower and Wilkins ceiling speakers.
<b>Upper Floor Accommodation:</b>	<b>Upper Floor Landing:</b> Hatch to loft storage space.
<b>Family Shower Room:</b>	Approx. 2.2m x 3m. Three piece white Roca suite comprising WC, and wash hand basin. Large walk in Grohe shower enclosure. Large chrome heated ladder style towel rail. Mostly tiled. Double glazed frosted window to front. Under floor heating.
<b>Bedroom 1:</b>	Approx. 4.75m x 5.57m at widest point. An excellent size double bedroom. Double glazed windows to front. Two double glazed Velux windows to front and rear. Solid oak flooring. Bothe bedroom and en suite fitted with Bower & Wilkins ceiling speakers.  Large walk in bespoke dressing room wardrobe with bespoke shelving, hanging rail. Approx. 4.75m wide. Bisque Ovida Bow radiator.
<b>En Suite Bathroom:</b>	Approx. 3.2m x 3.26m. Modern quality Villeroy and Boch suite comprising WC and freestanding bath. Wash hand basin. Large walk in shower enclosure all fitted with Dornbracht faucets, Bisque Cobratherm radiator. Chrome ladder style towel rail. Under floor heating.
<b>Bedroom 2:</b>	Approx. 4m x 4m. Spacious double bedroom. Solid oak flooring. Double glazed windows enjoying outlook over the surrounding countryside towards Dunnichen Hill. Two double fitted wardrobes with shelving and hanging rail.
<b>En Suite Shower Room:</b>	Approx. 2.11m x 2.95m at widest point. L shaped room. WC, Wash hand basin. Shower enclosure. Mostly tiled. LED uplighters. Extractor fan. Large chrome ladder style towel rail. Extractor fan.
<b>Bedroom 3:</b>	Approx. 3m x 4.35m. Another good size double bedroom. Double glazed window to front. Solid oak flooring. Fitted wardrobe.
<b>Bedroom 4:</b>	Approx. 3m x 3.66m with further recess. Another spacious room. Double glazed window to rear, again enjoying the views. Solid oak flooring. Fitted with Bower and Wilkins ceiling speakers.
<b>Integral double garage:</b>	Approx. 6.7m x 6m. Spacious double garage with electric door. Double glazed window to rear. Wall mounted central heating boiler. Steps leading to the utility room.
<b>Outside:</b>	The property sits at the end of a small cul de sac, leading to a Monoblock driveway, and parking courtyard with ample space for a number of vehicles. Shed. The rear garden is fully enclosed and is west facing and enjoys the sun from late morning until evening during summer months. Screened by mature beech hedging with well stocked rockery borders. Composite decking. Treehouse, swing, chute and trampoline. Further shed.



***Vestibule, Reception Hallway, Lounge, Dining Room , Office/ Bedroom 5 & Cloaks/WC***





***Kitchen/ Dining/Family Room with Miele Appliances & Separate Utility***



Illustration For Identification Purposes Only. Not To Scale (ID:1089007 / Ref:88236)



*Separate Utility*



***Main Bedroom with En Suite Bathroom***







***3 Further Bedrooms, Second En suite & Family Shower Room***







*Driveway Parking for Multiple Vehicles*





***Integral Double Garage with Electric Door***







*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)