



Thorntons 
The right way to move

1 Denholm Gardens

Letham, Angus, DD8 2XT





Summary

Offering bright, well-proportioned interiors, this three-bedroom, two-bathroom detached bungalow is situated in a quiet cul-de-sac within an established residential development in Letham. The home would now benefit from a degree of modernisation and upgrades, giving the new owner an exciting opportunity to create a home to their own taste and requirements. Letham is home to reliable village amenities such as shops for everyday essentials, a Post Office, a village hall, a primary school, and transport links.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached bungalow in Letham
- Quiet cul-de-sac setting
- Exciting opportunity for modernisation
- Entrance hallway with built-in storage
- Southerly facing living room
- Spacious dining kitchen with breakfast bar
- Three double bedrooms with built-in wardrobes
- One en-suite shower room
- Three-piece family bathroom
- Leafy rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing



“The property offers an exciting blank canvas for the new owner to style to their own taste.”







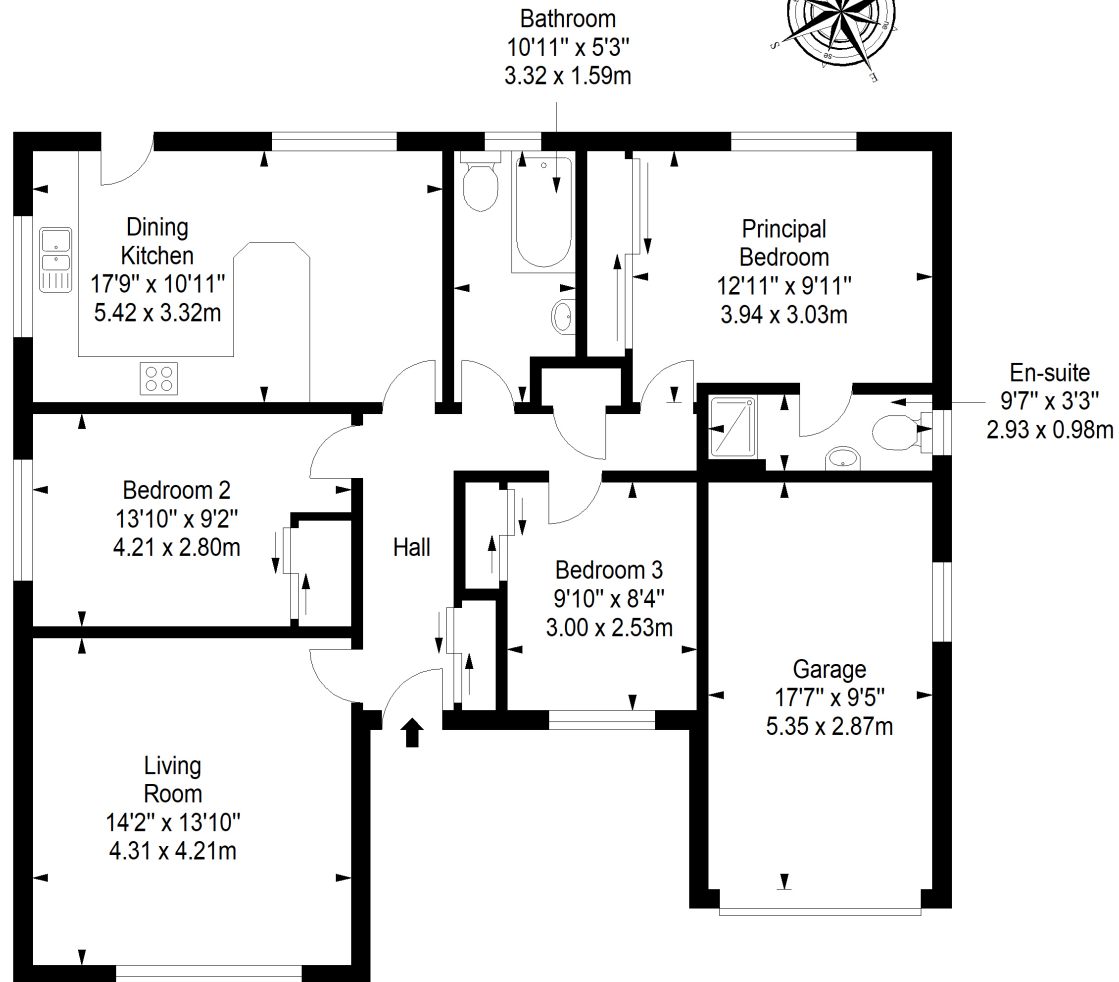
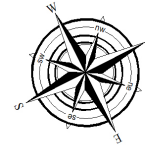
“The home is tucked in a quiet cul-de-sac and lies close to Letham's amenities.”



Floorplan

Ground Floor

Approx. 108.1 sq. metres (1163.6 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



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