

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Park Road, Letham DD8 2PX

- **Detached Bungalow on Corner Plot**
- **Open Plan Family/ Dining Room / Kitchen**
- **Study/Office/Bedroom 4**
- **Utility Room**
- **Formal Lounge**
- **3 Bedrooms & En Suite**
- **Modern 4 Piece Bathroom**
- **Gas Central Heating & Double Glazing**
- **Double Garage & Two Driveways**
- **Landscaped Gardens, Summerhouse, Shed & Greenhouse**
- **EPC D**

Offers over £280,000

This beautifully presented detached bungalow occupies a corner plot in a sought after residential location within popular Angus village of Letham. The village offers a broad cross section of social, leisure and consumer facilities including pharmacy, primary school, dental practice, shops, two public houses, beauticians and hairdressers to name a few. A wider range of facilities are found in nearby Forfar and Arbroath. Dundee and most major Angus towns are within comfortable driving distance.

The property was constructed in 1985 and offers spacious and well proportioned accommodation at ground floor level. The property is in excellent decorative order throughout and benefits from gas fired central heating, double glazing, a large kitchen with open plan dining/family room, large utility room, a modern four piece bathroom with spa bath, En suite shower room, and three well proportioned bedrooms. There is a room currently used as an office which can be used as a dining room or fourth bedroom if required.

The garden grounds to front side and rear are beautifully landscaped with mature shrubs, trees and enjoys a degree of seclusion and privacy with many specimen plants including acer, and Korean fir. The rear garden is totally enclosed and south facing. Excellent parking with two driveways and a double garage with electric doors.

This is an excellent opportunity to obtain a quality bungalow in a sought after, and peaceful location, and viewing is essential to fully appreciate.

- Entrance Hallway:** Exterior door. Double glazed frosted side panel. Large walk in cloak cupboard with hatch to attic.
- Lounge:** Approx. 5.97m x 4.8m. An excellent size public room. Double glazed windows to front and side. Focal point of the room is attractive fire surround with cast iron and decorative tile inset with living flame gas fire. Picture frieze at either side.
- Rear Vestibule:** Exterior door to garden.
- Utility Room:** Approx. 2.8m x 2.2m Fitted with a range of base and high level storage units. Wall mounted gas central heating boiler. Plumbed for washing machine. Ample space for further appliances. Stainless steel sink and drainer. Clothes pulley. Double glazed window to front.
- Study/ Dining Room/ Bedroom 4:** Approx. 3.15m x 2.32m. An adaptable space. Double glazed window to rear. Current owners use it as a study/office.



**Kitchen/ Open Plan
Family/ Dining Room:**

Approx. 5.3m x 7.7m. Two clearly defined areas. Kitchen fitted with a range of floor, wall and drawer units. Integral Bosch double oven, gas hob, extractor hood and fridge. Plumbing for dishwasher. Tiling to splash back. Built in breakfasting table. Under pelmet lighting. The dining/family room has Velux double glazed window and double glazed patio doors, having a pleasant view over the garden grounds. Wall mounted flame effect electric fire.



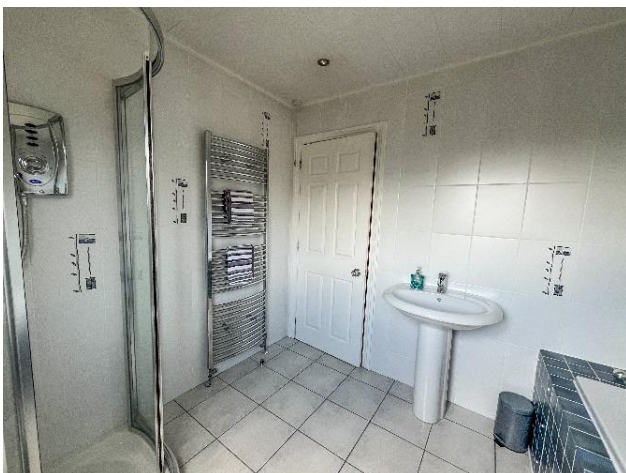


Inner Hallway:

Shelved walk in linen cupboard with light.

Bathroom:

Approx. 3m x 2.4m. Modern four piece white suite comprising WC, wash hand basin, spa jacuzzi bath and separate shower cubicle. Fully tiled. Chrome ladder style towel rail. Low maintenance ceiling with downlighters and extractor fan. Double glazed frosted window to side.



Bedroom 3:

Approx. 3.13m x 4m. Spacious double bedroom. Double glazed window looking over the rear garden. Double fitted wardrobes.



Bedroom 2:

Approx. 3.13m x 4m. Double glazed window to rear. Wash hand basin with tiling to splash back.



Bedroom 1:

Approx. 3.92m x 4.9m. An excellent size double bedroom. Double glazed window to rear. Two double fitted wardrobes.





En Suite:

Approx. 2.35m x 1.56m. Fully tiled. Three piece white suite comprising WC, wash hand basin and shower cubicle. Chrome ladder style towel rail. Low maintenance ceiling. Wall radiator. Double glazed frosted window to side.



Illustration For Identification Purposes Only. Not To Scale (ID:1099955 / Ref:88534)

Outside:

Driveway parking for several vehicles, leading to the detached double garage with electric doors, rear courtesy door, power and light. The front and side gardens are laid to lawn with patio area positioned to take full advantage of the sun. Rockery and alpine borders, mature silver birch trees and heather rockery. Further driveway in Monoblock with again parking for a number of vehicles. The enclosed rear garden enjoys seclusion and privacy and is south facing, with patio area, lawn and shrubs, trees, and fencing. Greenhouse and timber shed. Stone bird bath in centre feature.





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