

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



13 Braehead Road, Letham DD8 2PG

- **Detached Cottage in Large Gardens**
- **Porch**
- **Living Room & Sitting Room**
- **Kitchen & Utility**
- **Bathroom**
- **4 Bedrooms & En Suite**
- **Part Double Glazing & Rayburn for Gas Central Heating**
- **Garage & Driveway Access**
- **Generously Proportioned Mature Gardens**
- **Countryside Views**
- **EPC E**

Offers over £235,000

This charming, detached cottage is situated on the outskirts the popular Angus village of Letham, which offers a broad cross section of social, leisure and consumer facilities including public houses, primary school, bowling green, pharmacy, post office, dental surgery, hairdressers, beauticians, craft shop 'cafes and bakery. Nearby Forfar and Arbroath provide a full range of social, leisure and consumer facilities including secondary schooling, and Dundee is within comfortable driving distance.

The property offers immense character and charm and whilst in need of some modernisation and upgrading, will provide a spacious home at ground floor level. Features include partial double glazing and gas central heating fired by Rayburn stove.

Occupying a generous sized, well stocked and mature garden grounds, the property bounds onto open fields and has driveway parking to either side with dual door garage.

This is an excellent opportunity to obtain a home of this style and location, and viewing is essential to appreciate the property's full potential.

Entrance Porch:

Approx. 3.3m x 2.94m. Single glazed windows to front, side and rear. Exterior door. Quarry tiled floor. Door into living room.

Living Room:

Approx. 4.75m x 6m. An excellent sized public room. Feature working fireplace with decorative tiled surround. Two double glazed picture windows with stone display shelves to front. Single glazed window to side. Exposed stonework. Access to sitting room.



Sitting Room:

Approx. 5.2m x 5.27m. Another spacious public room. Hatch to loft storage space. Gas fire. Exposed stone surround and hearth. French door and side panels enjoying pleasant outlook over the garden grounds and leading to patio area. Serving hatch to kitchen. Split pane glazed window to rear.



Inner Hallway:

Has two useful storage cupboards.

Bathroom:

Approx. 2.8m x 2.98m. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Part tiled. Double glazed frosted window to front. Electric radiator.



Kitchen:

Approx. 2.66m x 3.42m. Raeburn gas fired stove. Range of floor, wall and drawer units. Stainless steel sink with mixer tap. Hob with splash back. Single glazed window to rear enjoying views over the surrounding countryside. Clothes pulley. Open plan to utility.

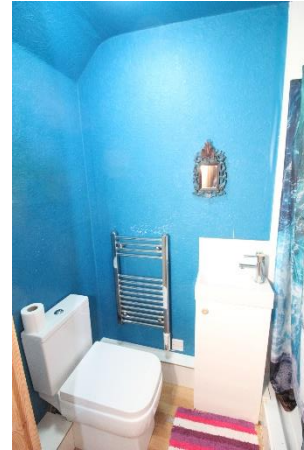


Utility:

Approx. 2.99m x 2.32m. Plumbing for washing machine and dishwasher. Stainless steel sink with mixer tap. Single glazed window to rear. Door to rear garden.

Bedroom 1:

Approx. 3.77m x 4.68m. An excellent size double bedroom. Double glazed picture window to front.



En Suite:

Approx. 1.15m x 1.9m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail.

Inner Hallway:

Leads to the further three bedrooms.

Bedroom 2:

Approx. 4.74m x 2.99m. Another spacious double bedroom. Double glazed windows to both front and side.



Bedroom 3:

Approx. 2.55m x 3.31m. Another good sized room. Single glazed window to rear. Fitted wardrobe.





Bedroom 4:

Approx. 2.45m x 3.34m. Well proportioned room. Single glazed window to rear. Fitted wardrobe.

GROUND FLOOR

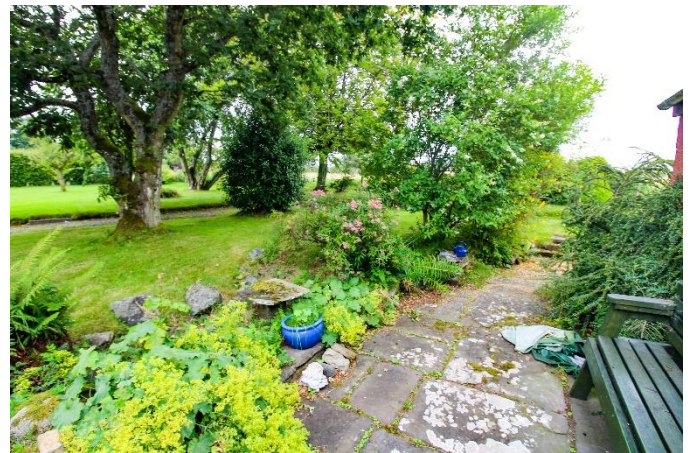


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Outside:

The property occupies a generous size plot with sweeping driveway leading to the rear to the single garage which has dual access doors. There is a further access to the other side of the property. The garden grounds are laid mainly to lawn and well stocked with a range of mature shrubs, trees, and fruit trees. Bounded to the front by mature beech hedging.



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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