







## 17 The Den Letham

Forfar, Angus DD8 2PY

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## Summary

This three-bedroom detached home offers spacious, flexible accommodation and attractive, beautifully presented interiors. The country home boasts a generous living room with southeast-facing garden views, a galley-inspired dining kitchen with rear garden access and under-stair storage, a sun-filled principal bedroom, two more double-aspect bedrooms with dormer windows, and a contemporary shower room. Outside the home, the generous property enjoys a mature rear garden with outdoor seating and an attached store currently used for wood and bike storage. Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances.

## Features

- Extended detached chalet bungalow
- Established residential setting
- Set in the picturesque village of Letham
- Tasteful interiors throughout
- Bright porch and hall with a snug
- Southeast-facing living room with a fireplace
- Dining kitchen with under-stairs storage
- Southwest-facing main bedroom
- Two more dual-aspect double bedrooms
- Modern shower room
- Private gardens to the front and rear
- An attached store for storage
- GCH and double-glazing





“This three-bedroom country home is set in the highly desirable village of Letham.”














“The charming home boasts leafy, mature garden grounds with outdoor seating space - ideal for enjoying picturesque views.”



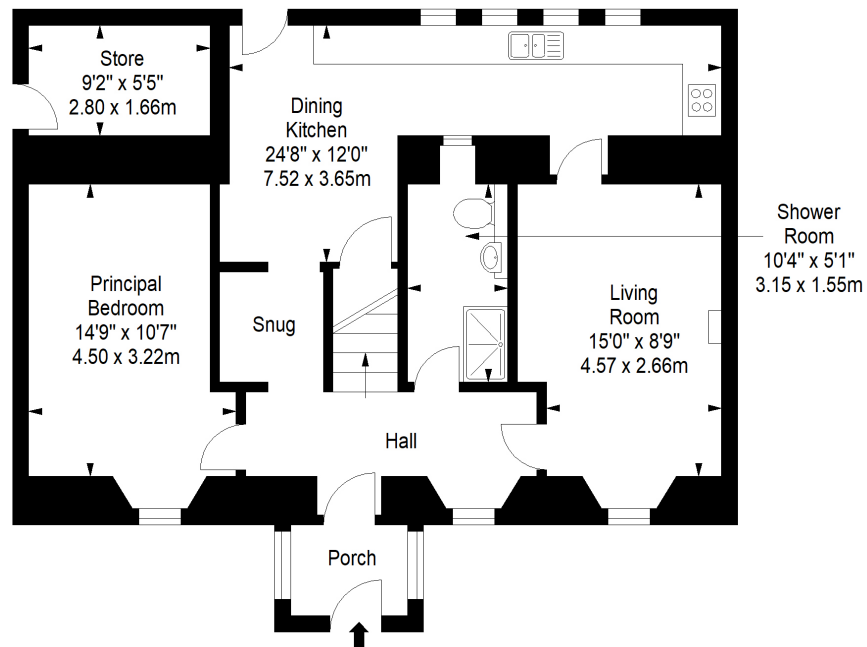




# Floorplan

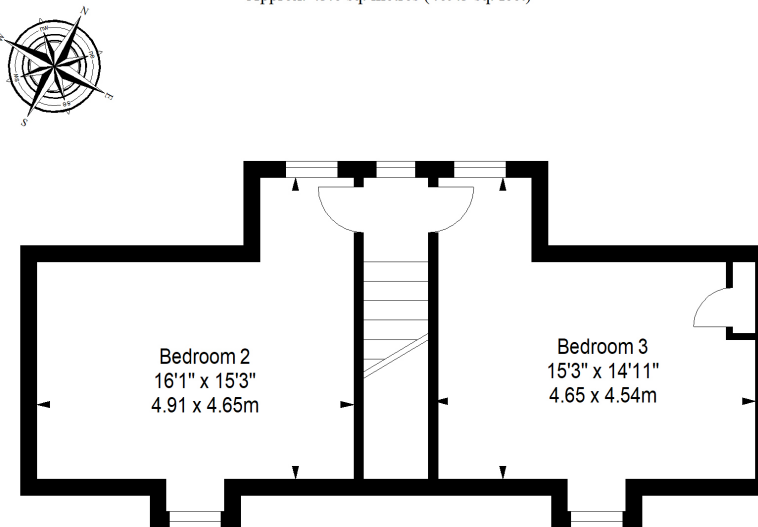
## Ground Floor

Approx. 80.6 sq. metres (867.6sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Total area: approx. 124.2 sq. metres (1336.9 sq. feet)



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