

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Blairs Croft, Letham DD8 2GA

- Detached Bungalow on Corner Plot
- Vestibule & Hallway
- Lounge
- Kitchen
- Bathroom
- 3 Bedrooms
- Gas Central Heating
- UPVC Double Glazing EPC C
- Gardens Front, Side & Rear
- Driveway Parking
- Cul de Sac Location
- Popular Angus Village

Offers over £199,000

This well presented detached bungalow occupies a corner plot within the sought after village of Letham. Letham boasts a wide range of amenities including primary school, bowling green, pharmacy, shops, post office and bakers. Nearby Forfar and Arbroath provide a further range of amenities including major supermarkets and secondary schooling. Dundee and most major Angus towns are within comfortable driving distance.

The property offers spacious well-proportioned accommodation at ground floor level and has been recently improved by the present owners to include quality UPVC double glazing with French doors, and modern fitted kitchen. There is gas fired central heating with combi boiler and utility cupboard with fitted wardrobes in bedrooms one and two.

There is driveway parking for two vehicles, and fully enclosed gardens with lawn to front, and low maintenance gardens to rear with gravel chips and patio.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is essential to fully appreciate.

Entrance Vestibule: Exterior door. Split pane frosted glass door into hallway.

Hallway: Useful cloak cupboard. Further large linen/utility cupboard with shelving and light, also housing the central heating combi boiler and fuse box.

Lounge: Approx. 3.7m x 5.34m. Spacious public room. Double glazed window to front. Parquet flooring.



Kitchen:

Approx. 4m x 2.6m. Fitted with a range of modern floor, wall and drawer units. Integral oven, gas hob and extractor hood. Plumbed for dishwasher and washing machine. Recess for fridge freezer. Under pelmet lighting. Tiling to splash back. One and half ceramic sink and drainer with mixer tap. Double glazed UPVC door and windows to the rear garden.



Bedroom 1:

Approx. 5.53m x 3.4m. Spacious double bedroom. Double glazed French doors leading to the rear garden and providing much natural light. Double mirror fronted wardrobes.



Bedroom 2:

Approx. 3.43m x 3m. Double bedroom. Double glazed window to rear. Double wardrobe.



Bathroom:

Approx. 1.85m x 2.11m. Modern fully tiled three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed frosted window to side.



**Dining Room/
Bedroom 3:**

Approx. 3.4m x 2.5m Double glazed window to front.



Outside:

The property occupies a corner plot, with front and side garden bounded by timber fence, and laid to lawn with paved pathway and specimen tree. The rear and side garden are laid out for ease of maintenance in large patio, gravel chips and play area with bark chips. External water supply. Driveway with parking for two vehicles.



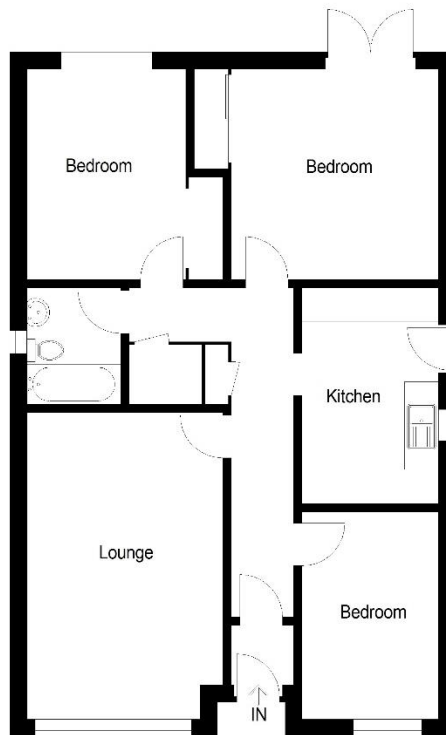


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Not To Scale (ID:1121515 / Ref:89160)



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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