

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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49 Duncan Road, Letham DD8 2PN

- **Traditional Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen/Dining & Utility**
- **Ground Floor Bathroom**
- **3 Bedrooms, En Suite & Dressing Room**
- **Gas Central Heating**
- **Double Glazing**
- **Private Parking**
- **Mature Enclosed South Facing Gardens**

Offers over £225,000

This charming traditional stone built dwelling house circa late 1800's is situated in the popular Angus village of Letham. Letham boasts a broad cross section of social, leisure and consumer facilities, including pharmacy, primary schooling, bowling green, hairdressers, bakers, dentist and craft shop. Nearby Forfar and Arbroath provide a wider range of amenities including major supermarkets and secondary schooling. Dundee and most major Angus towns are within driving distance.

The property offers spacious and well-proportioned accommodation throughout and has been tastefully decorated and is ready to live in condition. Features include gas fired central heating with combi boiler, working fireplace in lounge, Georgian Bar UPVC double glazing, modern dining size kitchen with quartz work surfaces, rangemaster cooker, canopy extractor hood and fridge, separate utility room and modern bathroom at ground floor level. On the upper floor are three well proportioned bedrooms with the main bedroom having modern En Suite and dressing room.

Externally there is parking on Duncan Road with space for two vehicles. The beautifully landscaped rear gardens are south facing, with a large sun terrace, mature shrubs, terrace, patio areas and external store.

This property is a must-see property and viewing is highly recommended.

Entrance Hallway:

Double glazed exterior door. Staircase to upper floor accommodation. Double glazed window to rear with window display shelf.

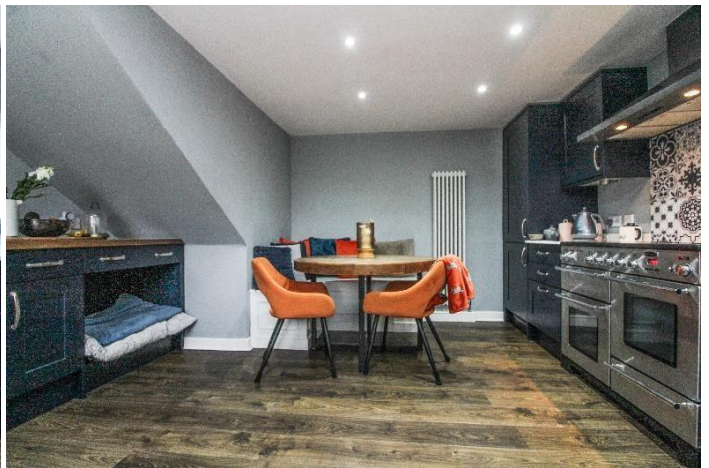
Lounge:

Approx. 4.57m x 4.4m. An excellent sized public room. Double glazed windows with display shelves enjoying the south facing garden views. Focal point of the room is fire surround on slate hearth with cast iron inset.



Kitchen/Dining:

Approx. 1.97m x 4.52m. Fitted with modern contemporary floor, wall and drawer units. Quartz work surfaces. One and half sink and drainer with mixer tap. Rangemaster cooker. Induction hob. Canopy extractor hood. Tiling to splash back. Integrated fridge. Space for table and chairs. Two double glazed south facing windows.



Rear Vestibule:

Double glazed exterior door. Access to utility room.

Utility Room:

Approx. 1.9m x 2.1m. Modern storage units. Plumbed for washing machine. Space for tumble dryer. Wall mounted central heating Worcester combi boiler. External extractor fan. Double glazed south facing window.



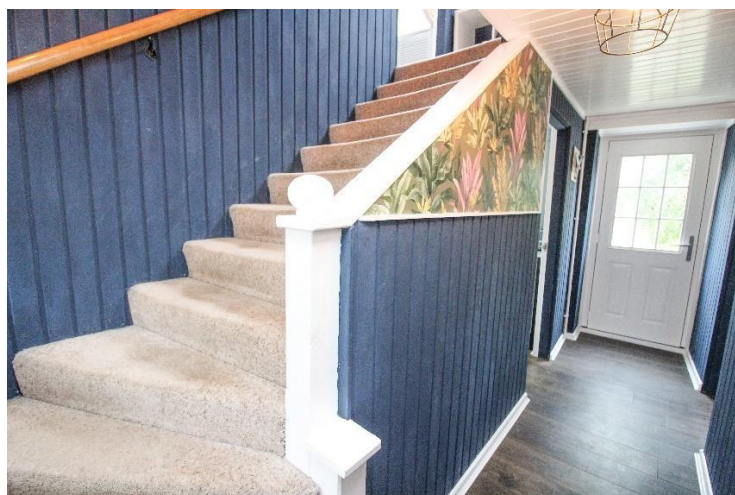
Bathroom:

Approx. 2.5m x 2.15m. Modern three piece suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Extractor fan. Part tiled. Display recess above bath. Low maintenance ceiling with downlighters. Heated towel rail. Double glazed frosted window to side.

Upper floor accommodation:

Upper Floor Landing:

Double glazed Velux window providing natural light.



Bedroom 1:

Approx. 3.64m x 4.38m. An excellent size double bedroom. Double glazed bay window with views over the village to surrounding countryside. Display shelf with storage below.



Dressing Room:

Approx. 3m x 2m. Built in dressing table. Range of shelving and hanging rail. Downlighters. Double glazed Velux window.

En Suite:

Approx. 2.52m x 2m. Modern three piece suite comprising WC, and wash hand basin in range of fitted units. Large shower cubicle. Extractor fan. Heated towel rail. Double glazed Velux window.

Bedroom 2:

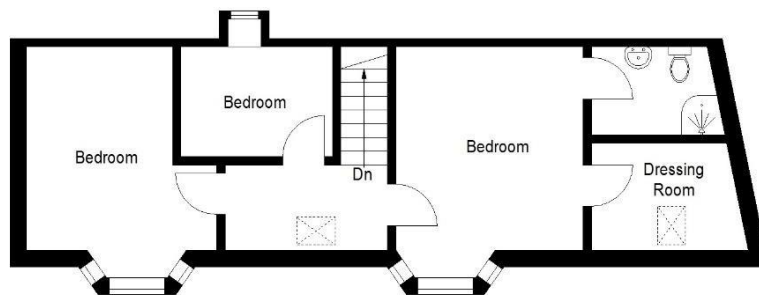
Approx. 3.57m x 4.37m. Another spacious double bedroom. Double glazed bay window to front.



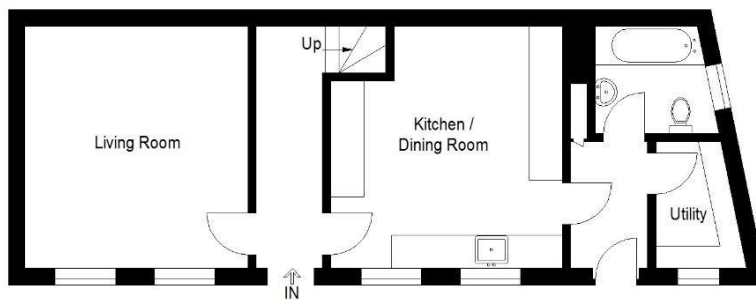


Bedroom 3:

Approx. 2.7m x 2.47m. Well proportioned single bedroom. Double glazed recessed window looking to rear with views to Dempster Park.



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1122392 / Ref:89183)





Outside:

Parking on Duncan Road for two vehicles. The fully enclosed south facing rear gardens are stunning with a large, raised sun terrace and lawn. Mature shrubs and trees, all enjoying a degree of seclusion and privacy. Further patio areas. External store. Two side gates. External water supply.



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com