

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**2a Gardyne Street, Letham, DD8 2PR**

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Workshop & Store/Garage**
- **Driveway**
- **Gardens to Front & Rear**

**Offers over £175,000**



This well presented, detached bungalow is situated in the heart of the popular Angus village of Letham. Letham boasts a wide range of amenities including primary school, local shops including Baker, hairdresser, post office, two public houses, pharmacy and Bowling Green. Nearby Forfar and Arbroath provide a full range of services including secondary schooling and train station at Arbroath. Dundee and most major Angus towns are within comfortable driving distance.

The property offers spacious and well proportioned accommodation at ground floor level and is in good decorative order throughout. The subject benefit from gas central heating double glazing, dining sized kitchen, modern bathroom with shower and well-proportioned accommodation throughout.

Externally there is driveway parking for one vehicle. In addition, there is a large store and workshop which was formally the garage and can be reinstated easily with a replacement door. The gardens to front and side are laid out lawn and well stocked with a range of mature shrubs and herbaceous borders.

This is an excellent opportunity for a number of purchasers and viewing is essential to appreciate fully.

**Hallway:** Useful storage cupboard. UPVC double glazed exterior door and side. Hatch to loft with pull down ladder. Cupboard housing central heating boiler.

**Lounge:** Approx. 4.m x 4.77m. Spacious public room with double glazed window to front.







**Kitchen Dining:**

Approx. 4.8m x 2.56m. Fitted with a range of floor wall and drawer units. Integral dishwasher, double oven, 5 ring gas hob and extractor hood. Built in breakfast bar. Wet wall splashback. Plumbed for washing machine. Ample work surfaces. Double glazed window to front and double-glazed exterior door.





**Bathroom:**

Approx. 2.6m x 1.57m. Modern three-piece white suite comprising WC, wash hand basin and bath. Shower over bath with screen. Chrome heated ladder style towel rail. Wet wall panelling. Double Glazed frosted window.



**Bedroom 1:**

Approx. 4.32m x 2.84m. Double bedroom with double glazed window to front. Fitted wardrobe.



**Bedroom 2:**

Approx. 3.26m x 3.55m. Double bedroom with fitted wardrobe.







**Workshop//Garage:**

Approx. 7.36m x 3.19m. Two separate areas. Workshop has sink and drainer and exterior door to rear garden.

**Outside:**

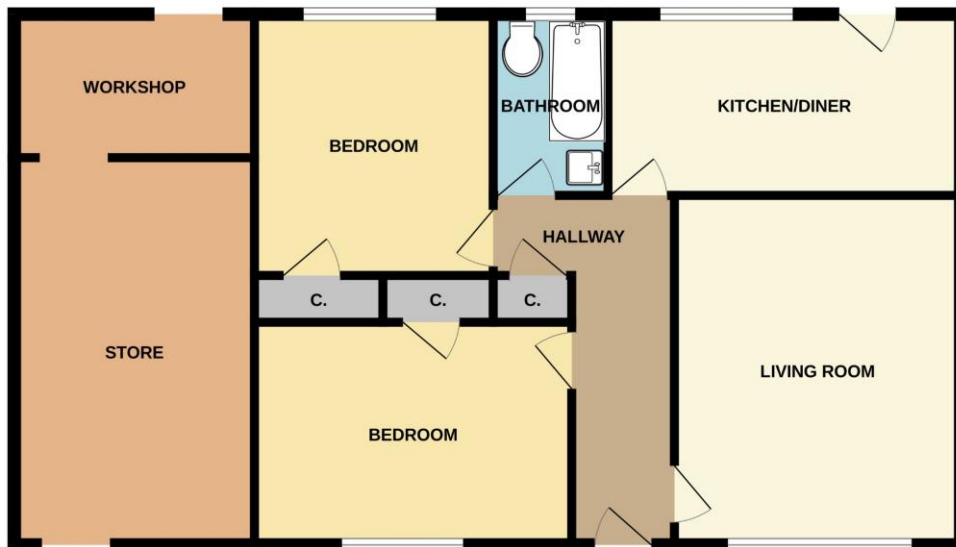
Driveway to front leading to the store which can be converted back into garage use with the replacement of the door. Garden to front and side laid to lawn and bounded by drystone wall. Rear garden enclosed and sectioned. Area of lawn and mature shrubs. Decking /seating area.







## 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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*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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