

Connelly Yeoman



4 VINNEY PLACE, LETHAM
BY FORFAR DD8 2QA

END TERRACED
VILLA



Key Features

- A well presented End of Terrace Villa with off-street parking and detached Garage
- Ideally located in the ever popular village of Letham, close to Forfar and Arbroath
 - Gas Fired Central Heating and Double Glazing
- Easily maintained Gardens to the front and rear of the property



OFFERS OVER
£125,000

Property Description

This attractive and well presented, bright and airy, END TERRACED VILLA is ideally situated within a very popular and sought after residential area located in the semi-rural village of Letham, Angus, which itself is within easy reach of the main Angus towns of both Forfar and Arbroath, and within easy reach of the main trunk routes for commuting to both Dundee and Aberdeen. This particular property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. Externally, at the front of the property, there is a tidy and well laid out patio garden, with small flower borders, all enclosed by attractive wrought iron railings and access gates leading into the off-street car parking area and access to the detached Garage. The rear garden is laid to patio area, with lawn and clothes drying poles. A side pathway around the property gives access to a side entry door into the Garage. Overall, this property would suit a variety of buyers, perhaps as a good First Time Buy or Investment property, and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE/PORCH, LOUNGE, DINING KITCHEN, REAR HALLWAY; UPPER FLOOR:- 2 BEDROOMS, SHOWER ROOM.

ENTRANCE VESTIBULE & HALLWAY: Enter into the front of the property via the Entrance Vestibule, with a glass panel door through into the Hallway. In the Hallway there is the staircase leading to the upper floor accommodation and a CH Radiator. Door through into the Lounge.

LOUNGE: Approx. 16'8 x 16'8. A bright and spacious Lounge, with a front-facing window overlooking the front garden. Wood-effect laminate flooring. CH Radiator. From here there is access into the Dining Kitchen.

DINING KITCHEN: Approx. 20'10 x 10'4. A spacious Dining Kitchen, with the kitchen area fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink. Under-counter space for kitchen appliances. There is an Electric Oven, Gas Hob and extractor hood above. Two CH Radiators. Access into an understair storage cupboard, which houses the electric meter. An access door leads into a rear hallway area, which has built-in shelving and an additional storage area. CH Radiator. A double glazed access door leads out to the rear garden.



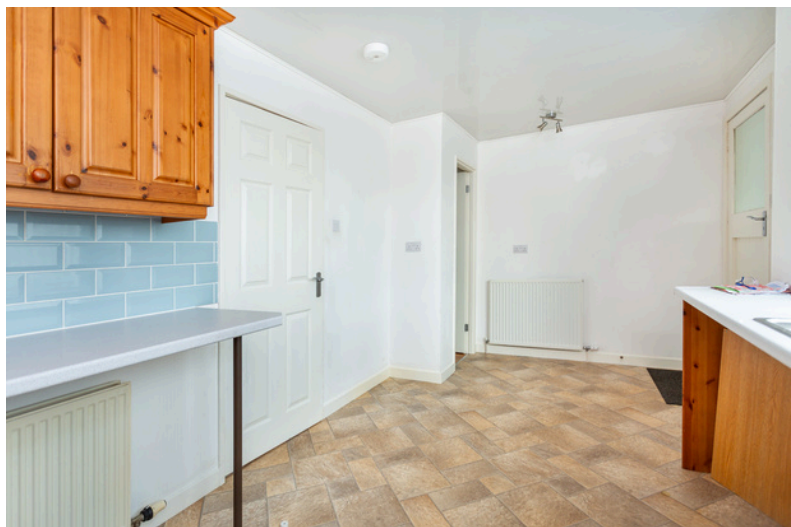
UPPER FLOOR: Staircase leading to the upper floor landing area, with access to the Bedrooms and Bathroom. CH Radiator. Access hatch into the loft space.

BEDROOM 1: Approx. 16'10 x 12'4. A spacious main Bedroom, with a front-facing window. Built-in wardrobe with shelving and a further built-in wardrobe with shelving and hanging space. CH Radiator.

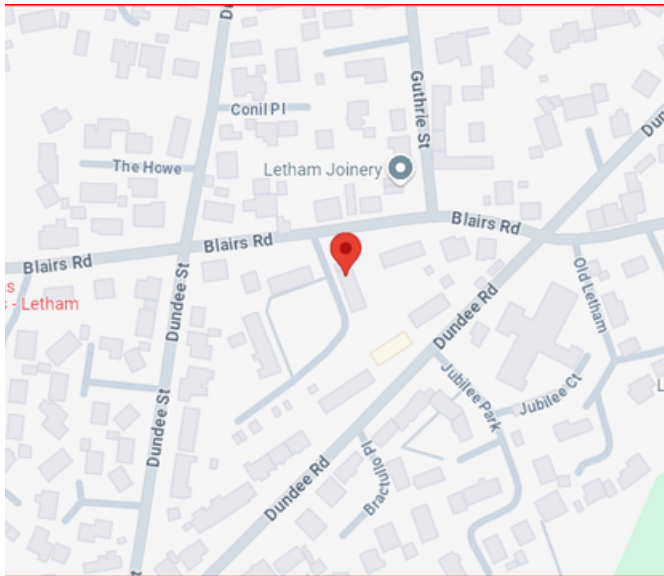
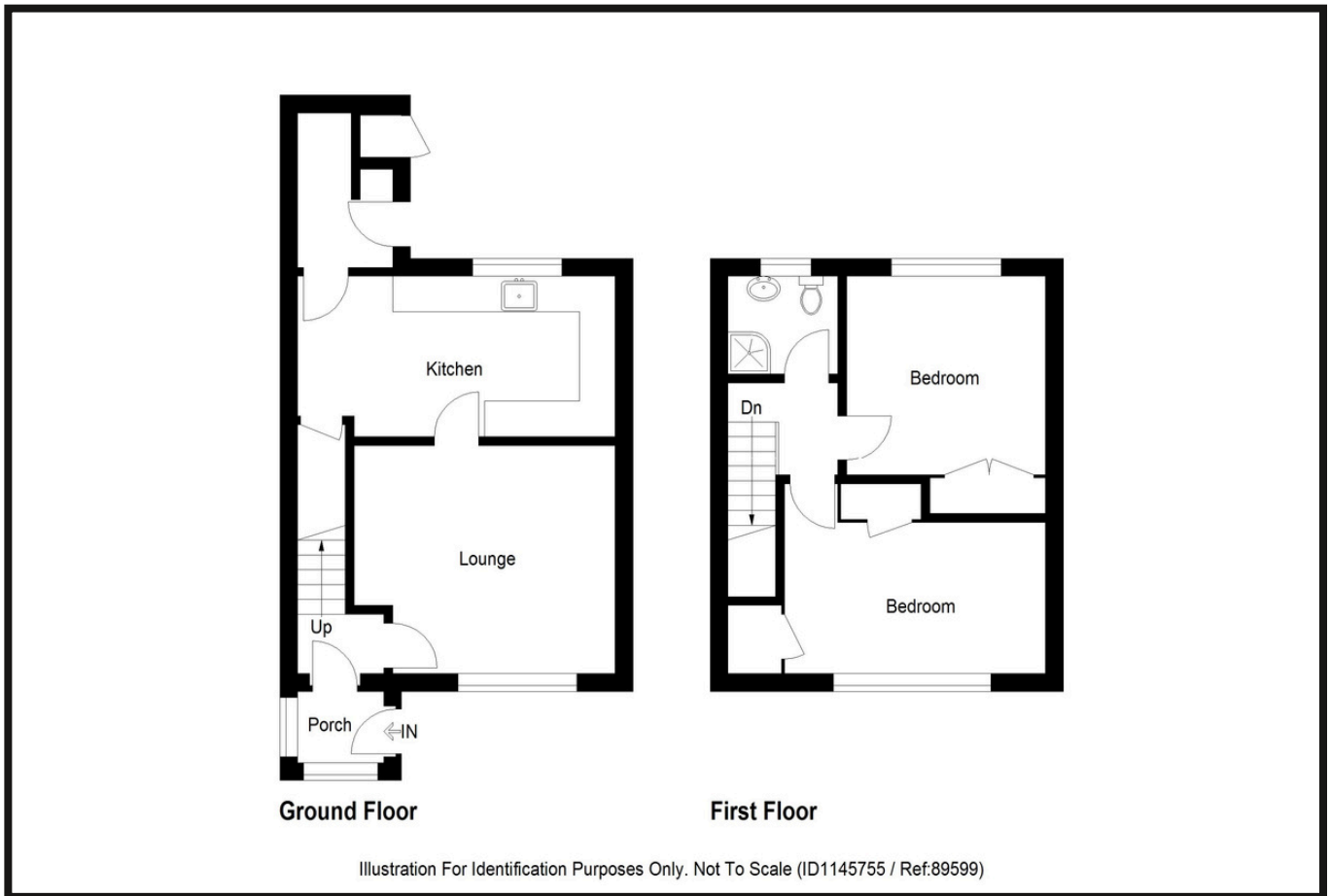
BEDROOM 2: Approx. 12'8 x 15'. Another spacious Bedroom, with a rear-facing window. Built-in double wardrobe with shelving and hanging space. CH Radiator.

SHOWER ROOM: Approx. 7'10 x 7'3. Comprising a vanity unit incorporating the wash-hand basin, WC and a shower cubicle housing a power shower. Modern wet wall finish. Bathroom fitments. CH Radiator. Extractor fan. Rear-facing window allows for natural light and ventilation.

GARDENS & GARAGE: Enclosed front garden laid out for ease of maintenance with paving slabs and flower border areas. Attractive wrought iron railings and access gates into the paved off-street car parking and access to the detached Garage, with up and over garage door and side door. Rear garden laid out for ease of maintenance, with a patio area and lawn with clothes drying poles. Outhouse.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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