



lindsays

11 Heather Croft,
Letham, DD8 2QG

"Spacious four bedroom detached bungalow in a quiet cul-de-sac".

- Hallway
- Lounge
- Kitchen/Breakfast Room
- Dining Room/Bedroom 5
- Primary Bedroom with Ensuite
- 3 Further Bedrooms
- Bathroom
- Garage
- Driveway
- Gardens

EPC Rating C

FIXED PRICE £225,000

HOME REPORT VALUATION £250,000



Description

Lindsays are delighted to offer to the market this spacious four bedroom bungalow in a quiet cul-de-sac in the much sought after scenic village Letham. Heather Croft is ideally located for ease of local amenities such as primary school, shop & hairdressers with a full range of amenities available in nearby Forfar and Arbroath. This family home benefits from gas central heating, double glazing, floored attic along with newly external fitted doors and windows. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The property offers a generous living space all on one level and comprises: Hallway with useful storage, bright and spacious lounge, fitted kitchen with breakfasting area and door leading to rear garden. A dining Room currently being used as a double bedroom, along with two further double bedrooms both with built in storage and a further bedroom currently being used as a home office. The primary bedroom is a good size room with built in storage and shower room ensuite and finishing off this lovely home is family bathroom with separate shower and bath.

Externally the property lies on a generous plot, to the front of the property is the driveway providing parking for multiple vehicles and leads to the electric door powered garage and comes with an E/V charger. The main garden is to the rear of the property, this is a peaceful fully enclosed garden with no overlooking properties. Mainly laid in lawn & chipstone along with a decking seating area makes this garden ideal for families and entertaining. Included in the sale are a dog run & shed.

Early viewing is highly recommended to appreciate the space and location on offer.

Area

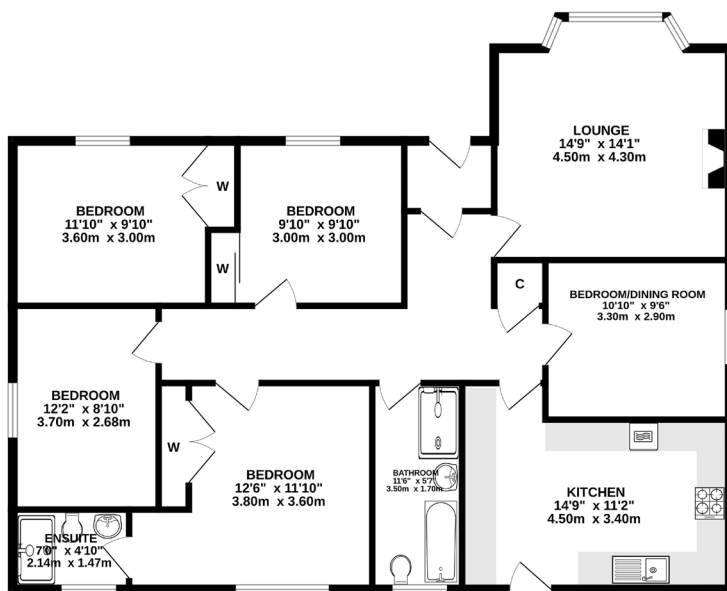
Situated in the picturesque countryside of Angus, the scenic village of Letham is the largest village in Angus. With local amenities such as shops, hairdressers, pub as well as a primary school all available secondary schooling is available in Forfar. Nearby towns such as Forfar, Arbroath and Carnoustie all just a short distance away along with Dundee making it an ideal commuter location.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.