

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Nechtan Place, Letham DD8 2LA

- **Modernised & Refurbished Detached Bungalow**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen/Dining/Family Room**
- **Modern Shower Room**
- **3 Double Bedrooms with Fitted Wardrobes**
- **Gas Central Heating & Double Glazing, EPC C**
- **Low Maintenance Gardens & Shed**
- **Cul de Sac Location**
- **Close to Local Amenities**

Fixed Price £215,000 (10K Below HR Value)

This beautifully presented detached bungalow is set within a small cul de sac of varied styled homes in the popular Angus village of Letham. Letham boasts a broad cross section of social, leisure and consumer facilities including primary school, local shops, hairdressers, beauticians, pharmacy, public houses, post office and dentist. Nearby Forfar and Kirriemuir provide major supermarkets and secondary schooling, and Dundee is within comfortable driving distance.

The property was extended and refurbished in 2021, to a high standard throughout, to include new windows, kitchen/dining/family room, fully rewired, and recent re - insulation to the attic space. The subjects benefit from gas fired central heating.

There is garden to front laid to lawn with Monoblock parking to front and side and fully enclosed rear gardens laid out for ease of maintenance with artificial grass, decking and shed..

This is an excellent opportunity to obtain a modern bungalow in move in condition, and viewing is essential to fully appreciate.

Entrance Hallway: Double glazed exterior door with side panel. Useful airing cupboard also housing central heating boiler.

Lounge: Approx. 4.37m x 4.17m. Spacious public room. Double glazed window to front. Open plan into kitchen/dining/family room.





**Kitchen/Dining/
Family Room:**

Approx. 8m x 4m at widest point. A recent addition to the property having been extended in 2021. Modern fitted kitchen with range of floor, wall and drawer units. Island workstation with gas hob and breakfast bar. Integral double oven, microwave, dishwasher and washing machine. One and half polycarbonate sink and drainer with mixer tap. Splash back. French doors leading to the rear garden. The family/dining room is well proportioned, and can accommodate a large table and chairs, and sofa if required. Double glazed window to rear.





Bedroom 1:

Approx. 4.2m x 3.17m. Spacious double bedroom. Double glazed window to front. Wall to wall contemporary style fitted wardrobes.



Bedroom 2:

Approx. 4.15m x 3.22m. Spacious double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.45m x 3.18m. Another spacious bedroom. Double glazed window to rear. Recessed wardrobes with hanging rail and shelving.



Shower Room:

Approx. 3.43m x 1.5m. Modern three piece white suite comprising WC, wash hand basin with storage below and walk in shower enclosure. Part wet wall. Chrome ladder style towel rail. Double glazed frosted window to rear. Low maintenance ceiling with downlighters.



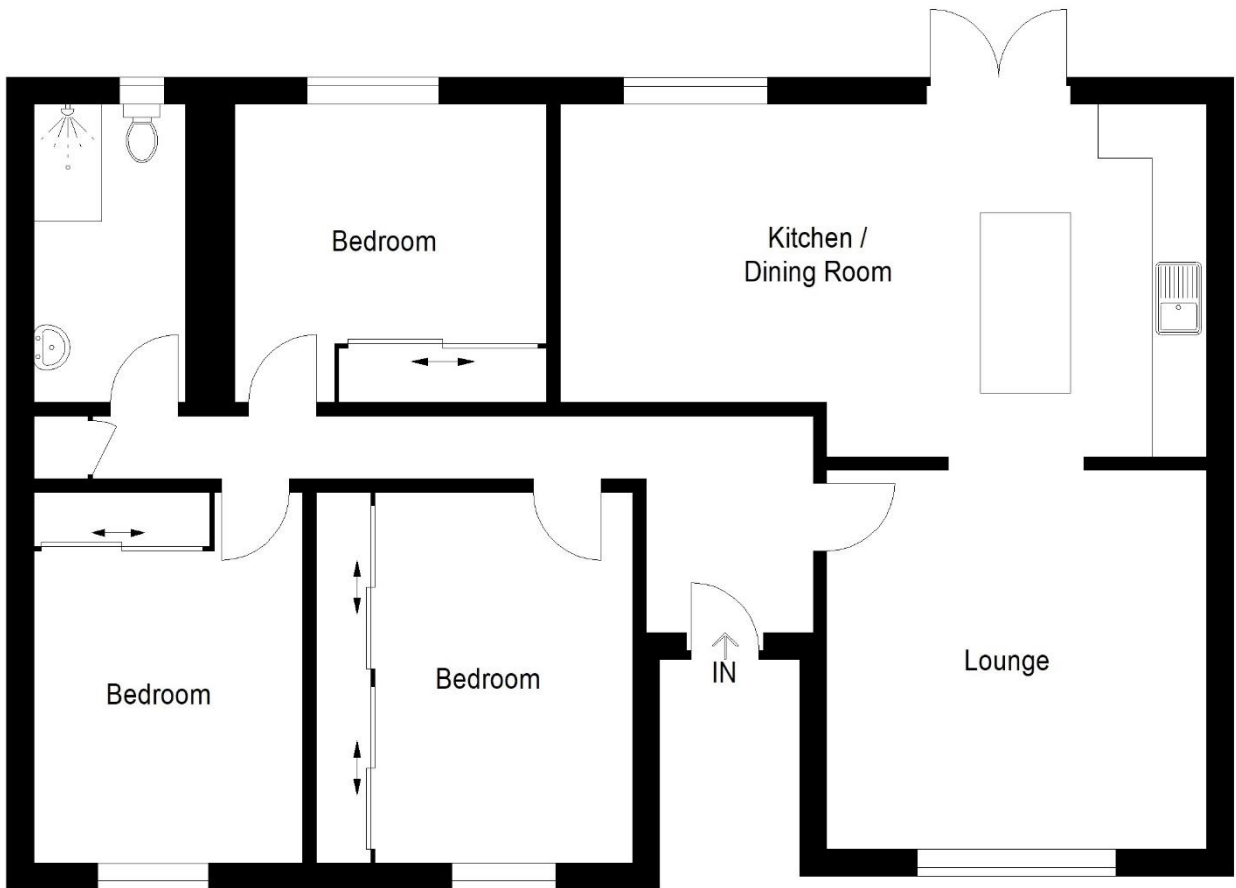


Illustration For Identification Purposes Only. Not To Scale (ID:1149100 / Ref:89646)

Outside:

The front garden is laid to lawn with Monoblock parking, and covered canopy to side. Driveway. Enclosed rear garden with artificial grass and large decking accessed from the French doors in the Family/ Kitchen. Shed.



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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