

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



1D Dundee Street, Letham DD8 2PQ

- **Detached Bungalow on Corner Plot**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen/Dining Room**
- **Family Bathroom**
- **3 Bedrooms & En Suite Shower Room**
- **Gas Central Heating-Underfloor**
- **Triple Glazing, EPC C**
- **Driveway & Garage**
- **Large Corner Plot with Wraparound Garden**

Offers over £225,000

This spacious detached bungalow is situated within a popular residential location in the sought after 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 subjects offer spacious and well-proportioned accommodation all at ground floor level and is in good decorative order throughout. The subjects benefit from gas fired underfloor central heating, triple glazing, a modern dining size kitchen, modern bathroom, three double bedrooms all with fitted wardrobes, and En Suite to the main bedroom.

Occupying a generous size corner plot, the garden grounds are enclosed and laid mainly to lawn, with rear garden having large patio. There is driveway parking for several vehicles, and single garage with power and light.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door and side panel. Large, shelved storage cupboard with hot water cylinder, electricity meter and fuse box.

Lounge/ Dining Room: Approx. 6.8m x 4.2m. An excellent sized public room. Triple glazed windows to front and side. Two split pane bevel glass doors to hallway.





Kitchen/Dining:

Approx. 3.42m x 5.26m. Fitted with a range of floor, wall and drawer units. Integral oven, gas hob and extractor hood. Cupboard housing central heating boiler. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink and drainer with mixer tap. Space for table and chairs. Triple glazed windows to rear and side. Double glazed exterior door.



Bathroom:

Approx. 3.4m x 1.46m. Fully tiled. Three piece white suite comprising WC, wash hand basin and bath. Shower handset mixer over bath. Extractor fan. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.48m x 3.48m. Double bedroom. Triple glazed window to rear. Double mirror fronted wardrobe.



En Suite:

Approx. 3.26m x 1m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Fully tiled. Ladder style heated towel rail. Extractor fan. Triple glazed frosted window to rear.

Bedroom 2:

Approx. 3.4m x 2.98m. Spacious double bedroom. Triple glazed window to front. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.4m at widest x 2.34m. Another double bedroom. Triple glazed window to front. Double mirror fronted wardrobes.



Outside:

Monoblock and gravel chip driveway provides ample parking for several vehicles and leads to the single garage which has power and light. The garden is wraparound and is generously proportioned with sectioned areas to front, side, and fully enclosed rear garden with large patio.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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