

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



10 Park Grove, Letham DD8 2RA

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge & Dining Room**
- **Open Plan Kitchen**
- **Conservatory**
- **Four Piece Modern Bathroom**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Garage**
- **Gardens & Shed**

Offers over £200,000 (Home Report Value 205K)

This well-presented detached bungalow is situated in the popular Angus village of Letham, and backs onto Dempster Park. Letham boasts a broad cross section of social, leisure and consumer facilities including primary school, bowling green, pharmacy, public houses, bakery, hairdressers, beauticians, dentist and craft shop. Nearby Forfar and Arbroath provide a full range of social, leisure and consumer facilities including major supermarkets and secondary schooling.

The property offers spacious and well-proportioned accommodation at ground floor level and is in good decorative order throughout. The subjects benefit from gas fired central heating, UPVC double glazing (installed 2021), modern fitted kitchen with open plan dining area, modern four-piece bathroom and two double bedrooms, both with fitted wardrobes. In addition, there is a conservatory to the rear which enjoys an outlook over the garden grounds towards Dempster Park.

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

- Entrance Vestibule:** Exterior door and double-glazed side panel. Bevel glass door to hallway.
- Hallway:** Hatch to loft space. Useful shelved cloak cupboard.
- Lounge:** Approx. 5.68m x 4.2m. Bright and spacious with double glazed window to front. Open plan to dining room.



Dining Room:

Approx. 3.2m x 3m. Accommodates a large table and chairs. Double glazed patio doors to conservatory. Solid wood breakfast bar divider to kitchen

Kitchen:

Approx. 2.7m x 2.98m. Fitted with modern floor, wall and drawer units. Solid wood work surfaces. Belfast sink with mixer tap. Integral oven, gas hob and extractor hood. Integral washing machine. Exterior door. Double glazed window to rear.

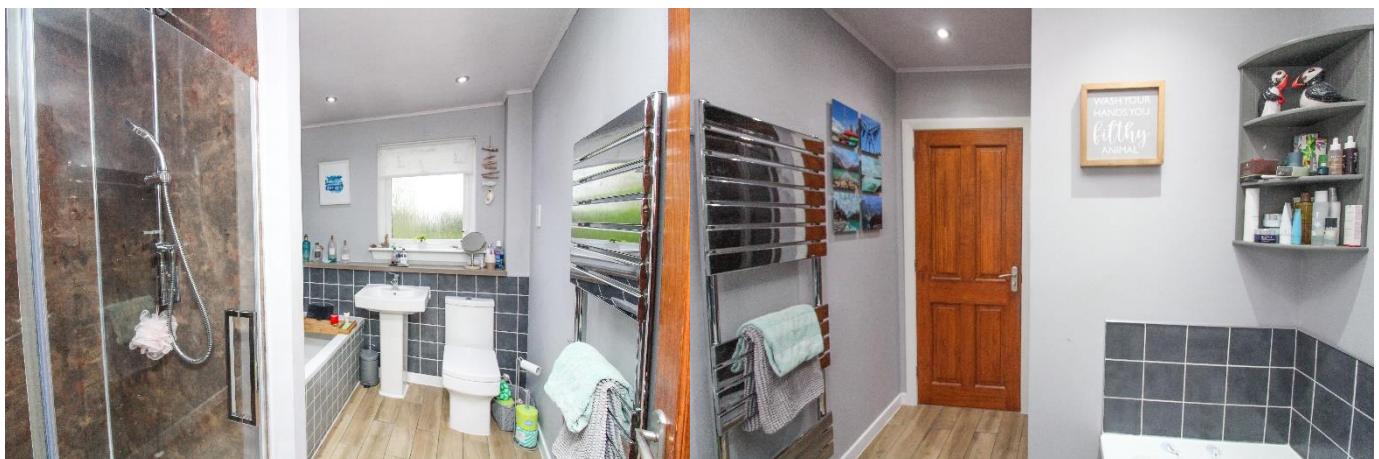


Conservatory:

Approx. 2.54m x 2.63m. Double glazed picture windows to side and exterior door having pleasant views over the garden grounds to rear and towards Dempster Park.

Bathroom:

Approx. 2.76m x 2m. Modern four-piece white suite comprising WC, wash hand basin, bath and shower cubicle with wet wall. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to rear.



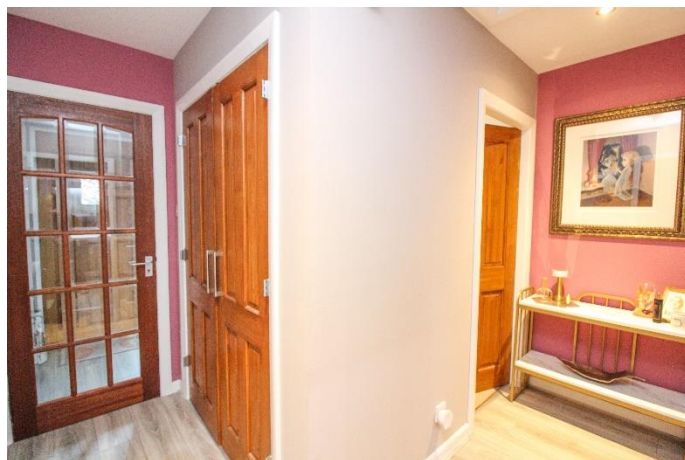
Bedroom 1:

Approx. 3.12m x 3.42m. Spacious double bedroom. Double glazed window to front. Double fitted wardrobes.



Bedroom 2:

Approx. 3.2m x 3m. Double bedroom. Double glazed window to rear. Double fitted wardrobes.



Outside:

Driveway parking for multiple vehicles leads to the single garage with power, light and side courtesy door. The gardens to front are laid out for ease of maintenance in gravel chips with mid-level dyke and a range of shrubs. The rear garden is fully enclosed and laid to lawn and gravel chips and enjoys a degree of seclusion and privacy with mature hedging and trees, and backs onto Dempster Park. Large shed with deck.



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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