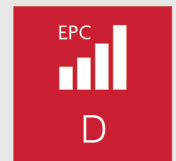
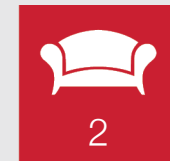




## 3 Nechtan Place

Letham, Forfar,  
DD8 2LA







## Summary

Introducing an appealing detached bungalow with three bedrooms enjoying built-in wardrobes, two reception rooms, and two bathrooms in Letham. It offers generous, light-filled accommodation, well-presented with tasteful modern interiors with a sunny aspect, complemented by enclosed garden grounds, with the rear boasting a dual-aspect French-doored summerhouse, external seating space and a drying area, and a paved driveway leading to a detached garage. In addition, the property lies near bus links, a primary school, shops and green spaces, and within commuting distance of Dundee city centre.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

## Features

- Detached bungalow in Letham
- Establish residential development
- Entrance vestibule and hallway with storage
- Spacious living room
- Sliding doored dining room with garden access
- Sun-filled breakfasting kitchen with utility room
- Sunny main bedroom with wardrobe and en-suite
- Two wardrobed bedrooms
- Modern bathroom with overhead shower
- Enclosed gardens to the rear and side
- Double-aspect summerhouse
- Private garage and driveway parking
- Air source heat pump and double glazing





“An attractive detached bungalow with three bedrooms, two reception rooms, a breakfasting kitchen and two bathrooms.”














“The home is equipped with a paved driveway leading to a detached garage, plus generous gardens, with the rear boasting a dual-aspect summerhouse.”

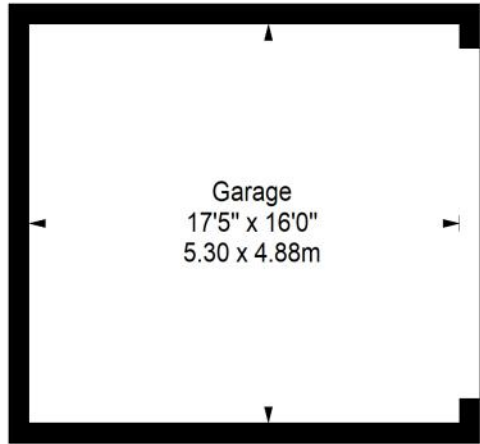




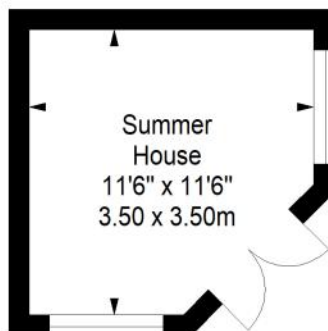


# Floorplan

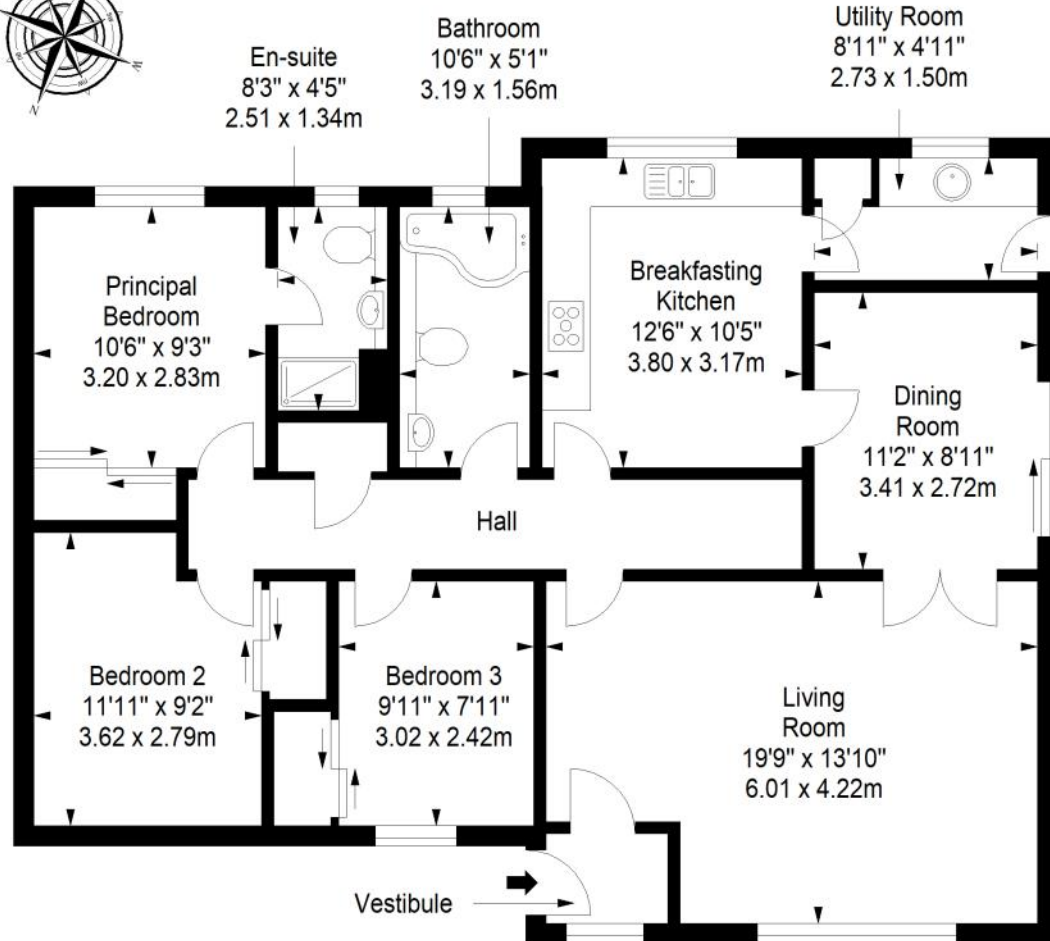
**Garage**  
Approx. 25.8 sq. metres (277.7 sq. feet)



**Summer House**  
Approx. 11.0 sq. metres (118.4 sq. feet)



**Ground Floor**  
Approx. 104.8 sq. metres (1128.1 sq. feet)



Total area: approx. 141.6 sq. metres (1524.2 sq. feet)



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