

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



15 Bractullo Gardens, Letham DD8 2XG

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Dining Room/Bedroom 4**
- **3 / 4 Bedrooms**
- **En Suite Shower Room**
- **Gardens to Front & Rear**
- **Driveway & Garage, EPC C**

Offers over £220,000

This well presented detached villa is situated in a cul de sac in a popular residential location convenient for all local amenities and services. Letham boasts a broad cross section of social, leisure and consumer facilities including primary school, local shops, hairdressers, beauticians, pharmacy, public houses, post office, dentist and bowling green. Nearby Forfar and Arbroath provide major supermarkets and secondary schooling.

The property offers well-proportioned and spacious accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, with combi Atag boiler which can be controlled remotely, double glazing, modern fitted kitchen, modern ground floor bathroom, and En Suite shower room to the main bedroom.

Outside there is driveway parking and single garage with power light and water. Low maintenance gardens to front and fully enclosed rear garden.

This is an excellent opportunity to obtain a detached villa in a pleasant village location, and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door and frosted side panel. Staircase to upper floor accommodation.

Lounge: Approx. 4.95m (measured into bay window) x 4m. Spacious public room. Double glazed bay window to front with window display shelf.



Kitchen:

Approx. 3.6m x 3m. Modern fitted kitchen with range of floor, wall and drawer units. Integral double oven, hob, extractor hood, fridge and freezer. One and half sink and drainer. Co-ordinated work surface and splash back. Recess for washing machine and tumble dryer. Plumbed for dishwasher. Double glazed window and exterior door to rear.



**Dining Room/
Bedroom 4:**

Approx. 3.7m x 2.74m. Currently used by the present owner as a dining room. Double glazed window to front. Fitted wardrobe under stair.



Bedroom 3:

Approx. 2.95m x 3.43m. Double bedroom at ground floor level. Double glazed window to rear. Double mirror fronted wardrobe.



Bathroom:

Approx. 1.8m x 1.97m. Three piece white suite comprising WC, wash hand basin in fitted unit. P shaped bath. Shower over bath with shower screen. Tiled with part wet wall. Extractor fan. Double glazed frosted window to side.



Upper Floor Accommodation:

Main Bedroom 1:

Approx. 4.12m x 4.17m. Double bedroom. Double glazed Velux windows to both front and rear. Two separate double wardrobes. Access into eaves storage.



En Suite:

Approx. 1.83m x 2.23m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Wet wall around shower. Double glazed Velux window.



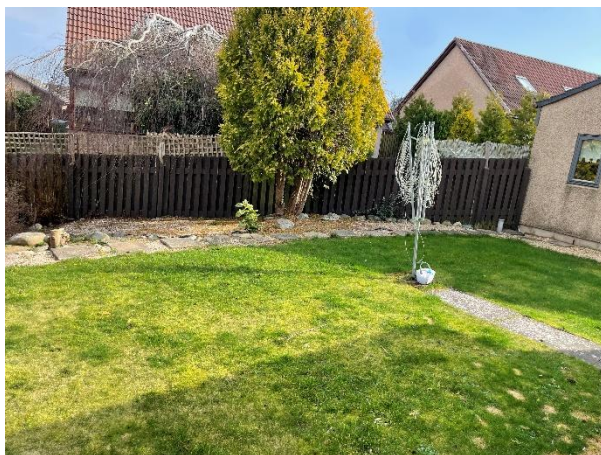
Bedroom 2:

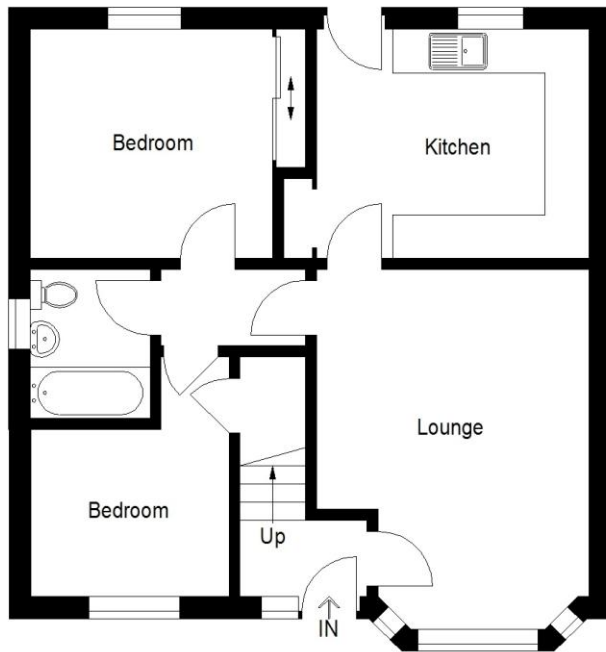
Approx. 2.91m x 4.17m. Double bedroom. Double glazed Velux windows to front and rear.



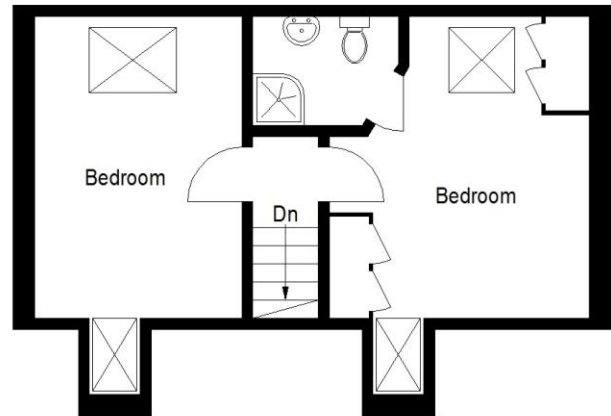
Outside:

Driveway parking to side leads to single garage with power, light and water. The front garden is laid out for ease of maintenance in gravel chips. The fully enclosed rear garden is laid to lawn with rocky border, gravel chips and paved pathways.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1176580 / Ref:90147)



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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