

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



35 Duncan Road, Letham, DD8 2PN

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Dining Room**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Two Cellars with Power**
- **Driveway Parking**
- **Gardens to Front & Rear**

Offers over £215,000 (Home Report Value 220K)

This detached bungalow is situated in the popular village of Letham and is convenient for all local amenities and services. Letham boasts a broad cross section of social, leisure and consumer facilities including Primary School, Pharmacy, Craft Shop, Public Houses, Beautician, Bakery and Hairdresser to name a few. Nearby Forfar and Arbroath have secondary schooling and major supermarkets with train station at Arbroath. Dundee and most major Angus towns are within comfortable driving distance.

The property offers spacious well proportioned accommodation at ground floor level and has been well maintained by the present owners. The subjects benefit from gas fired central heating, double glazing, modern dining size kitchen, modern shower room and three well proportioned bedrooms.

There is driveway parking to front and low maintenance shrub garden. The rear garden is laid out with slate chips and shrubs for ease of maintenance. This is an excellent opportunity to obtain a spacious bungalow in a pleasant village location and viewing is highly recommended.

Entrance Hallway:

Double glazed UPVC exterior door with side panel. L-shaped hallway with hatch to part floored loft with pull down ladder. Large shelved cloak cupboard. Further useful shelved storage cupboard with hanging rail.

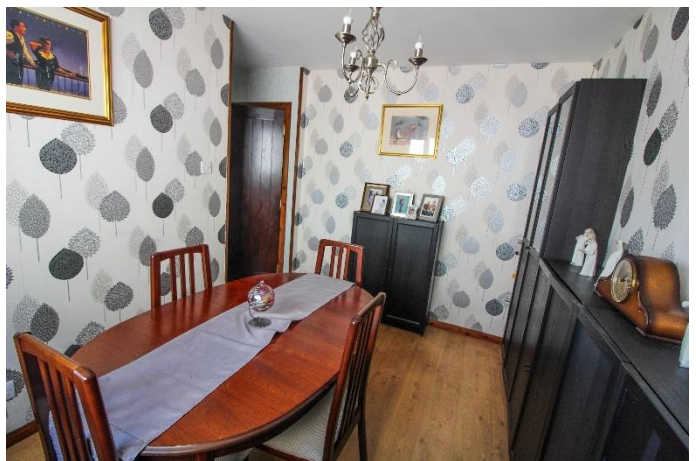
Lounge:

Approx. 4.48m x 4.17m. Spacious public room with double glazed window to front looking towards Dempster Park. Glazed side panels and door to hallway.



Kitchen/Dining:

Approx. 3.4m x 4m. Modern fitted kitchen with a range of floor, wall and drawer units, integral double oven, gas hob and extractor hood. Co-ordinated work surface and splashback. Plumbed for washing machine and dishwasher. Integral microwave. Larder style fridge/freezer. Dual aspect double glazed windows to rear and side. Double glazed UPVC exterior door.

**Dining Room:**

Approx. 2.65m x 3.5m. Another spacious public room with double glazed window to side.

Shower Room:

Approx. 3.3m x 1.7m. Modern three piece white suite comprising WC, wash hand basin and walk-in shower enclosure. Wet wall panelling. Useful shelved storage towel cupboard. Low maintenance ceiling with downlighters. Chrome ladder style towel rail. Double glazed frosted window to side..

**Bedroom 1:**

Approx. 3.14m x 3.7m. Spacious double bedroom with double glazed window to front. Range of free standing mirror fronted wardrobes.

**Bedroom 2:**

Approx. 3.15m x 3.8m. Another double bedroom with double glazed window enjoying outlook over the rear garden. Double wardrobe and fitted cupboard.



Bedroom 3:

Approx. 3m x 2.4m. Another well proportioned room with double glazed window again looking to the rear garden.

**Outside:**

There is driveway parking to front.

Front garden is bounded by drystone dyke and with gravel chips and mature heathers and shrubs. Access at both sides to rear garden.

Rear garden has two basement cellars both with power. Rear garden is laid out for ease of maintenance in slate chips with vegetable garden, range of mature shrubs and trees.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, boundaries, water and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown here are not guaranteed or guaranteed as to their operability or efficiency can be given. Made with Floorplan 12.0.00



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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