

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



2 Lethnot Gardens, Forfar DD8 3RQ

- Detached Bungalow
- Vestibule & Hallway
- Lounge
- Kitchen Dining
- Bathroom
- 3 Bedrooms
- Attic
- Gas Central Heating & Double Glazing, EPC C
- Driveway Parking
- Landscaped Gardens

Offers over £205,000

This detached bungalow is set within a cul de sac in a sought after residential location of varied yet similar styled homes, and is within walking distance of Whitehills Primary school, all local amenities and services, town centre, supermarkets, Forfar Community Campus and bus routes. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation throughout, and benefits from double glazing, gas fired central heating, dining sized kitchen, modern fully tiled bathroom and three well proportioned bedrooms, two with fitted wardrobes.

The gardens are fully enclosed to front side and rear, and landscaped in lawn with well stocked shrub borders, patio area and timber shed. There is gravel chip driveway to side with ample parking for a number of vehicles.

This is an excellent opportunity for a number of purchasers including family and retirement. Viewing is highly recommended.

Hallway: Useful shelved cloak cupboard. Further cupboard also housing the gas central heating boiler. Hatch to loft space which is mostly floored with pull down Ramsay Ladder.

Lounge: Approx. 4.25m x 4.24m. Bright and spacious public room. Double glazed window to front.



**Kitchen/
Dining Room:**

Approx. 5.62m x 3m. Fitted with a range of floor, wall and drawer units. Integral Hotpoint double oven and extractor hood. Plumbed for washing machine. Tiled to splash back. Ample space for further appliances. Space for table and chairs. Double glazed window to rear. Stainless steel sink and drainer. Double glazed exterior door.



Bathroom:

Approx. 2.93m x 2.12m. Fully tiled. Three piece modern white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.15m x 2.98m. Double bedroom. Double glazed window to front. Double and single fitted wardrobes.

**Bedroom 2:**

Approx. 3m x 3.56m Another well-proportioned double bedroom. Double glazed window to rear. Double and single fitted wardrobe

**Bedroom 3:**

Approx. 3.14m x 2.5m. Another well proportioned room. Double glazed window to front.



Outside:

The front garden is laid to lawn with well stocked shrub borders with paved pathways. Low level brick dyke with pedestrian gate access to Market Street. The rear garden is fully enclosed, again laid out with lawn, patio areas and mature shrubs. Timber shed. There is driveway parking to side with ample space for multiple vehicles.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2025





tspc.co.uk
Make it your home page

pspc
All you need



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com