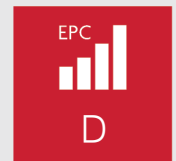
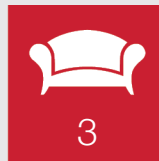




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5 Brothock Meadows,

Letham Grange, Arbroath,
DD11 4QN





Summary

Situated a short drive from seaside Arbroath in the exclusive Letham Grange estate, this impressive detached house, boasting five bedrooms, three reception rooms, and four bathrooms, is ideally suited to families. The substantial family home enjoys a spacious dining kitchen with triple-aspect windows, fitted cabinets, space for seated dining and French doors to the garden. Externally, the property is complemented by leafy, wraparound garden grounds featuring a drying area, barbeque area, outdoor seating space, and a large, paved multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated/freestanding kitchen appliances will be included in the sale.

Features

- Detached house in Letham Grange estate
- Entrance vestibule and reception hall
- Triple-aspect living room with a terrace
- Triple-aspect dining kitchen with utility room
- Bow windowed formal dining room
- Main bedroom with walk-in wardrobe and en-suite
- Four more double bedrooms (one with an en-suite)
- Versatile floored loft
- Bathroom with a bidet
- Shower room
- Private wraparound gardens
- Private driveway parking & external store
- Air-sourced heat pump with electric heating and double glazing



“This five-bedroom, three reception room, four bathroom detached house is well presented with stylish, modern interiors.”



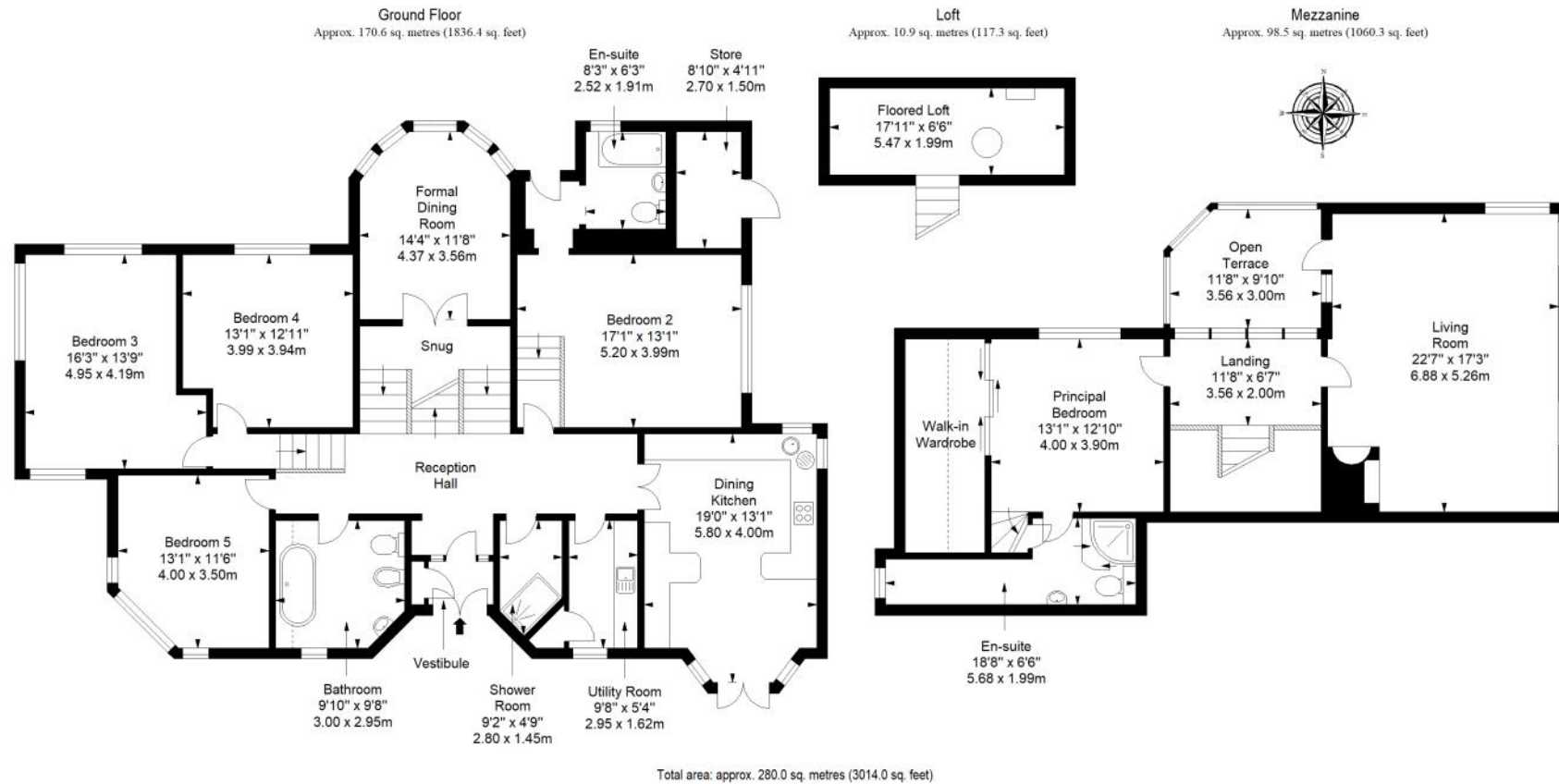




“The property is accompanied by my expansive garden grounds and a spacious paved driveway for ample private parking.”



Floorplan





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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
pertheaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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