



**lindsays**

7B, The Den,  
Letham, Forfar, DD8 2PY

*"Spacious Detached Home with  
Stunning Countryside Views"*

- Hallway
- Vestibule/WC
- Sunroom
- Utility Room
- Kitchen/Diner
- Lounge
- Three Double Bedrooms
- Fourth Bedroom with Ensuite
- Family Bathroom
- Driveway & Garden
- Workshop

EPC Rating C

**OFFERS OVER £285,000**





## Description

Lindsays are delighted to bring to market 7B, The Den. Set in a peaceful rural setting, this beautifully presented detached property offers a rare opportunity to enjoy generous living space, breathtaking countryside views, and practical features for modern family life. Located in the desirable village of Letham, this home offers the charm of countryside living while remaining within easy reach of local amenities and transport links. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with the white goods.

Inside, the ground floor welcomes you with a bright vestibule leading to a convenient WC, a light-filled sunroom, and a functional utility room. The spacious kitchen/diner boasts ample storage, perfect for family meals and entertaining. A large lounge offers a comfortable retreat, while the family bathroom includes both a separate shower and bath. The hallway provides extensive built-in storage and leads to two well-proportioned double bedrooms.

Upstairs, you'll find two further double bedrooms, including a main bedroom with a modern en-suite shower room and exceptional eaves storage, ideal for a growing family or guests.

Outside, the home benefits from a private driveway with parking for multiple vehicles, a large, tranquil lawned garden, and a versatile workshop, perfect for hobbies, storage, or workspace needs.

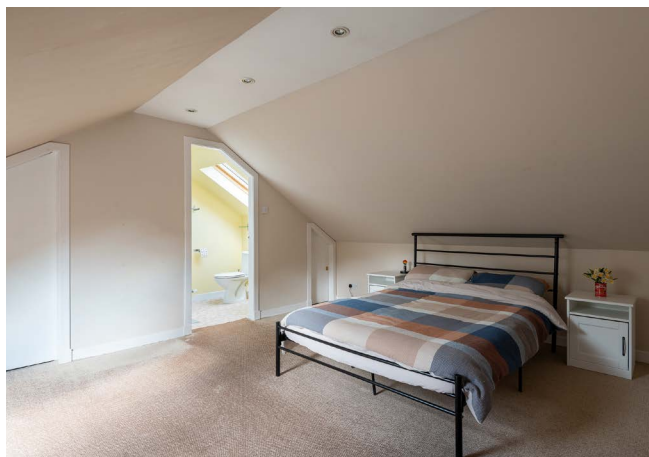
This lovely family home is sure to be popular and early viewing is highly recommended to fully appreciate the space on offer.

## Area:

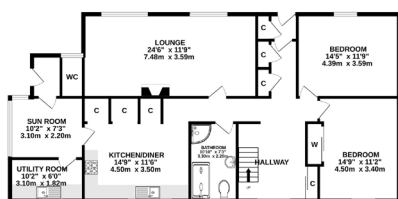
Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

## Viewing:

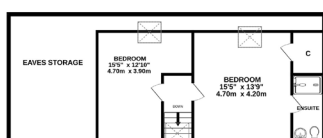
By appointment through Lindsays on [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) or 01382 802050



GROUND FLOOR



1ST 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 errors, omissions or false statements. This plan is for illustrative purposes only and should be used as a guide only for 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 Metreplan 10/2025

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.