

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



38 Idvies View, Letham, DD8 2DU

- **Detached Villa on Corner Plot in Cul de Sac**
- **Hallway**
- **Lounge**
- **Kitchen with Open Plan Dining Room**
- **Utility Room & Cloaks WC**
- **Snug/ Bedroom 5**
- **4/5 Bedrooms & En Suite Shower Room**
- **Family Bathroom**
- **Double Garage with Attic Storage**
- **Gardens to Front Side & Rear, EPC C**

Offers over £330,000

This beautifully presented modern detached family villa is situated within the popular Angus village of Letham and is close to all local amenities and services. Letham boasts a wide range of amenities including Post Office, shops, Primary School, Bowling Green, Hairdresser, Beautician, Pharmacy, Bakery, Post Office and Public Houses. Nearby Forfar and Arbroath provide a wide range of facilities including major supermarkets, Secondary Schools and train station at Arbroath. Dundee and most major Angus towns are within comfortable driving distance.

The property has been recently modernised and refurbished by the present owners and is in excellent ready to live in condition throughout. The subjects benefit from gas fired central heating, double glazing, recently installed modern kitchen with range style cooker, separate utility room, downstairs cloak/WC, recently installed en-suite shower room and modern family bathroom. Features include LVT quality flooring in the public areas, hardwood solid oak doors throughout, contemporary style wall radiators and quality window shutter blinds.

There is driveway parking for multiple vehicles and double garage with attic storage. Occupying a corner plot there are gardens to front and side and fully enclosed rear garden with patio area.

This is an excellent example of the house style and viewing is essential to fully appreciate the quality of home and spacious nature of home being offered for sale.

Entrance Hallway:

Recently replaced exterior door with double glazed frosted side panel. Staircase to upper floor accommodation. Under stair storage cupboard.

Lounge:

Approx. 5.5m measured into bay window x 3.7m. Bright and spacious public room with double glazed bay window to front. Feature sliding barn style doors to the kitchen and open plan dining room.





Kitchen/Dining:

Approx. 8.85m x 3m. Clearly defined areas. Dining area accommodates a large table and chairs with double glazed window and French doors to the rear garden. Breakfast bar divider. Recently installed kitchen with a range of modern floor, wall and drawer units. Belfast sink. Larder style cupboard. Integral Dishwasher & fridge freezer., Rangemaster gas cooker with canopy extractor hood and glass splashback. Co-ordinated work surfaces and splashback. Pendant lantern over breakfast bar. Double glazed window to rear. Access to utility.





Utility Room:

Approx. 2m x 1.75m. Plumbed for washing machine and space for tumble dryer. Base level storage unit. Stainless steel sink and drainer. Tiling to splashback. Internal courtesy door to the double garage.

Cloaks/WC:

Approx. 2m x 1.4m. Two piece white suite comprising WC and wash hand basin. Extractor fan.

Snug/Bedroom 5:

Approx. 3.16m x 3.86m measured into bay window. Currently used as a snug sitting room with double glazed bay window to front.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Large shelved storage cupboard also housing the hot water tank.



Bathroom:

Approx. 1.95m x 2.24m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Extractor fan. Double glazed frosted window to side.

**Bedroom 1:**

Approx. 4.57m x 3.3m. An excellent size double bedroom with double glazed window to front. Walk-in wardrobe.

En Suite:

Approx. 1.87m x 3.17m. Recently installed en-suite with three piece suite comprising WC, double wash hand basins in attractive display unit with storage below and walk-in shower enclosure. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to side.





Bedroom 2:

Approx. 4.55m x 2.7m. Double bedroom with double glazed window to rear. Double fitted wardrobe.



Bedroom 3:

Approx. 3m x 3.35m. Double bedroom with double glazed window to front.

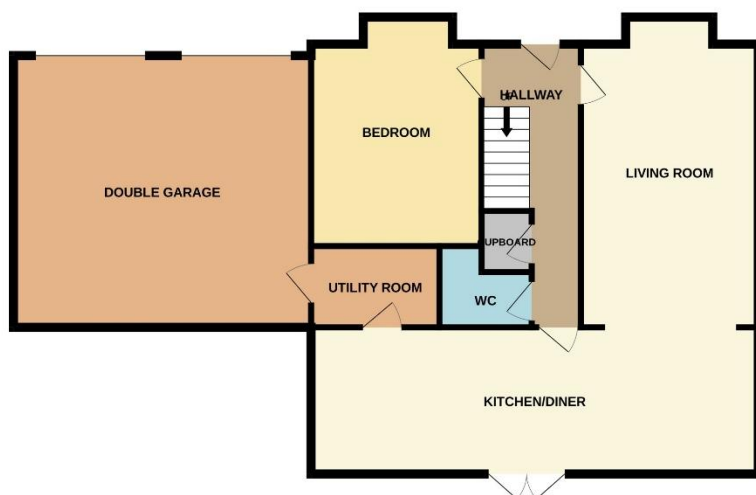


Bedroom 4:

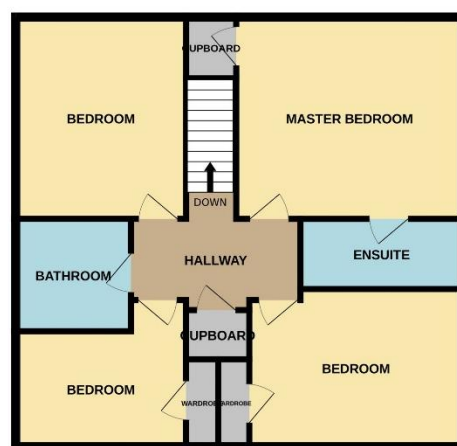
Approx. 2.6m x 2.87m. Another spacious room with double glazed window to rear. Double fitted wardrobe.



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 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.
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Outside:

The property occupies a corner plot with monobloc driveway providing off-street parking for several vehicles and leading to the integral double garage with separate up and over doors.

Rear garden is laid out mainly to lawn with a patio area and bounded by timber fencing and high level walls enjoying a degree of seclusion and privacy. Fruit trees.

Garage:

Approx. 6.17m x 5.87m. Pull down wooden ladder to the attic storage space. Power, light and internal courtesy door.



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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