

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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12 Watson Street, Letham DD8 2QB

- **Luxury New Build Detached Bungalow**
- **Hallway**
- **Lounge with Vaulted Ceiling**
- **Open Plan German Kitchen Dining**
- **Bathroom**
- **3 Double Bedrooms & En Suite**
- **Utility Room & Cloakroom**
- **Underfloor Gas Central Heating & Double Glazing**
- **Solar Panels**
- **Excellent Storage & Fitted Wardrobes**
- **Driveway for Multiple Vehicles**
- **Integral Insulated Garage**
- **EPC A**

FIXED PRICE £395,000

This luxury detached new build bungalow is the last remaining home situated in a small exclusive development within the sought after Angus village of Letham. Letham boasts a wide range of amenities including, primary school, post office, bowling green, baker, convenience store, public houses, hairdressers and pharmacy. Nearby Forfar and Arbroath provide a full range of amenities including major supermarkets, secondary schooling and train station at Arbroath, Dundee and most major Angus towns are within comfortable driving distance.

This impressive new build home is complete and ready for occupation. Features include:

- Under floor heating throughout
- Professional lighting design with dimmable lights in all habitable rooms
- Gas central heating & Double Glazing
- TV ariel installed. Wired for Sky dish
- CAT 6 data sockets to all rooms
- Full fibre broadband
- Alarm
- Solar panels

There is driveway parking for multiple vehicles leading to the insulated integral garage with rear and internal courtesy door. The gardens have been landscaped and will be turfed by the seller.

Entrance Hallway:

Double glazed exterior door. Two large deep storage cupboards with automated lights and shelving.

**Lounge/ Kitchen/
Dining Room:**

Approx. 10m x 5.37m. An excellent sized public room. Double glazed windows to both front and side. Patio doors and vaulted ceiling with downlighters and uplighters. Kitchen fitted with quality German Hacker floor, wall and drawer units with integral single oven, Combination microwave, fridge freezer, induction hob, extractor fan and dishwasher. Appliances have ten year warranty. Island workstation and breakfast bar. Double glazed windows to both sides.







Cloakroom:

Approx. 2.17m x 2m.

Utility Room:

Approx. 3.2m x 2.75m. With quality base and high level storage units. Cupboard housing central heating boiler. Internal courtesy door to garage. Large storage cupboard also housing hot water cylinder and having power points. Double glazed window to rear.

Bathroom:

Approx. 2m x 3.35m. Quality four piece suite comprising WC, wash hand basin in unit. Bath and separate shower cubicle. Chrome ladder style towel rail. Heated mirror. Double glazed frosted window to side. Part wet wall.



Bedroom 1:

Approx. 4.75m x 3.22m. An excellent sized double bedroom. Four door fitted wardrobes with mirror inset panels. Deep double fitted wardrobes again with mirror inset panels with automatic lights.TV socket.



En Suite:

Approx. 1.65m x 2m. Has three piece quality suite comprising WC, wash hand basin and shower cubicle. Blue tooth heated mirror. Part wet wall.

Bedroom 2:

Approx. 3m x 4m at widest. Double bedroom. Double glazed window to front. Double fitted wardrobes. TV socket.



Bedroom 3:

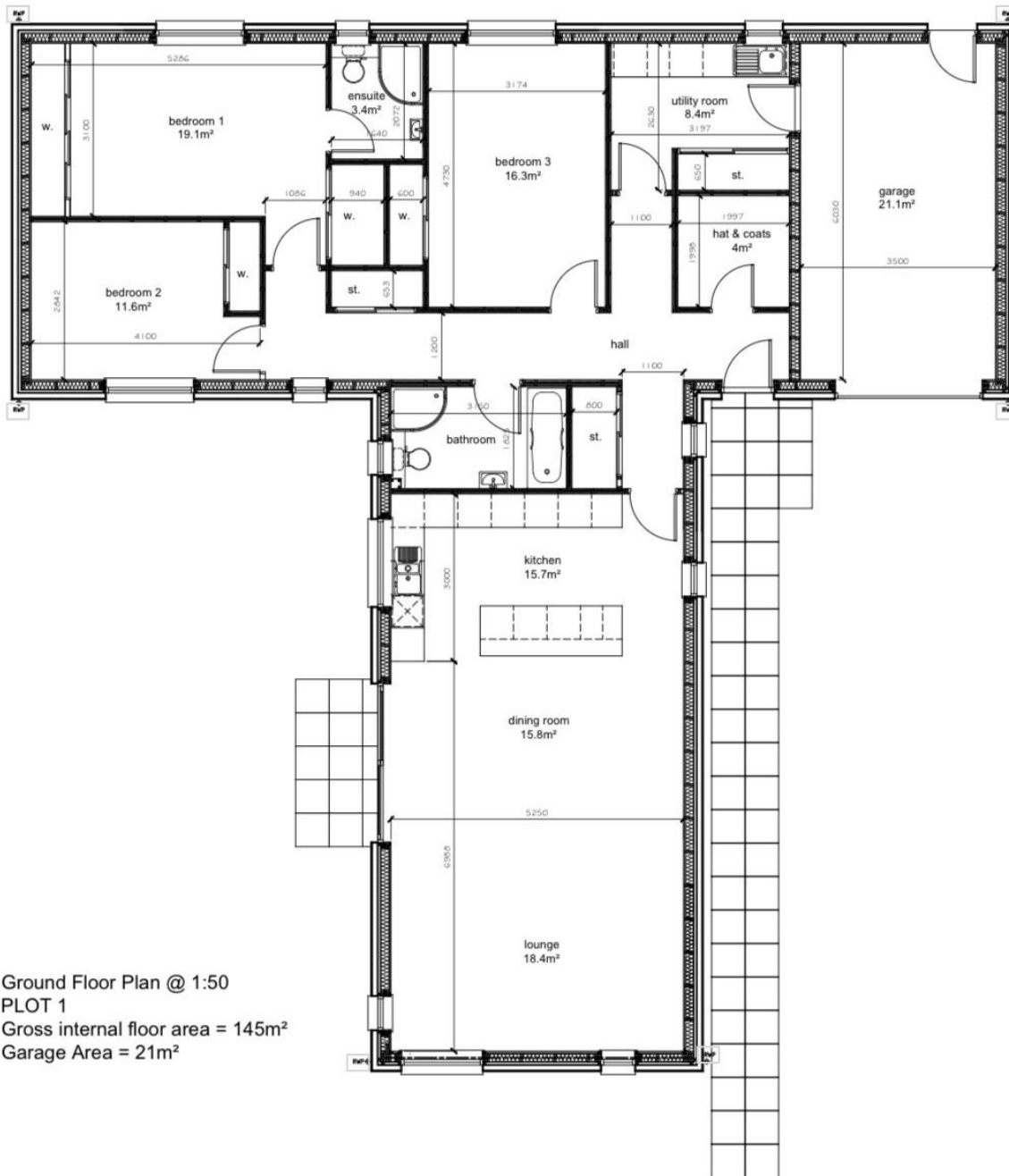
Approx. 5m x 3.2m. Excellent sized double bedroom. Double glazed window to rear. Double mirror fronted wardrobe. TV socket.



Outside:

Landscaped gardens with gravel chip driveway providing ample parking for a number of vehicles and leading to the integral garage with electric door, insulation, power, light and internal courtesy door. Low maintenance garden to rear. Garden to front has south facing patio, gravel chip pathways and will be turfed by the seller.





Ground Floor Plan @ 1:50
 PLOT 1
 Gross internal floor area = 145m²
 Garage Area = 21m²



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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