

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Watson Street, Letham, DD8 2QB

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **3 Bedrooms & En Suite Bathroom**
- **Shower Room**
- **Gas Central Heating & Double Glazing**
- **Bothy with Power & Wood Burning Stove**
- **Garage & Utility Room**
- **Driveway & Gardens**
- **EPC D**

Offers over £235,000

This well presented detached two storey dwellinghouse is situated within the popular Angus village of Letham and is close of all local services and amenities. Letham boasts a wide cross section of social, leisure and consumer facilities including Pharmacy, Bowling Green, Primary School, Hairdresser, Beautician, Public Houses, Bakery and Craft Shop. Nearby Forfar and Arbroath provide a full range of amenities including major supermarkets, Secondary Schools and train station at Arbroath.

The property offers spacious well-proportioned accommodation over two floors and is in good decorative order having been well maintained by the present owners. The subjects benefit from gas fired central heating with combi boiler, double glazing with French doors, modern dining size kitchen with fully integrated appliances, modern shower room, three bedrooms and en-suite bathroom with shower.

There is driveway parking and an insulated garage with adjoining utility room. Garden to front and enclosed garden to rear landscaped in patio areas and lawn, Summerhouse and shed. An added attraction is the large stone built Bothy which has wood burning stove, power and light and can be adapted for a number of purchasers' requirements including playroom, gym, office or for business use, subject to consents.

This is an excellent opportunity to obtain a home of character with modern interior and well laid out gardens and viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door. Shelved storage cupboard housing gas central heating combi boiler. Split pane glazed door into hallway.

Hallway: Staircase to upper floor accommodation. Large under stair storage cupboard. Further shelved storage cupboard.

Lounge: Approx. 5m x 3.9m. Bright and spacious public room with double glazed window to front. Double glazed split pane French doors leading to the rear garden. Focal point of the room is recessed wood burning stove with further recess for TV. Two wall lights. Downlighters. Split pane glazed door to hallway.





Kitchen/Dining:

Approx. 3.41m x 4.95m. Modern fitted kitchen with range of floor, wall and drawer units. Integral double oven, fridge/freezer, gas hob, extractor hood and dishwasher. Under pelmet lighting. Stainless steel sink and drainer. Co-ordinated work surface and splashback. Space for table and chairs. Double glazed window to front. Double glazed window and door to rear. Downlighters. Useful storage cupboard.



Upper Floor Accommodation:

Staircase:

Mid floor landing. Double glazed hall window providing natural light.

Upper Landing:

Shelved storage cupboard.

Bedroom 1:

Approx. 3.37m x 3.45m. Spacious double bedroom with double glazed window to front. Three door mirror fronted wardrobes.



En-Suite Bathroom:

Approx. 1.9m x 1.97m. Modern three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall. Chrome ladder style towel rail.

Bedroom 2:

Approx. 2.8m x 3.4m (at widest). Another good size double bedroom with double glazed window to rear. Three door mirror fronted wardrobes. Inset downlighters.



Bedroom 3:

Approx. 3.45m x 2.15m. Good size single bedroom with double glazed window to front.



Shower Room:

Approx. 1.7m x 2.4m. Modern three piece suite comprising WC, wash hand basin and shower cubicle. Inset downlighters. Double glazed frosted window to front.

Outside:

Garage:

Approx. 4.8m x 2.9m. Insulated garage with power and light with adjoining door to the utility.

Utility:

Approx. 2.9m x 1.72m. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink and drainer. Double glazed window. Side courtesy door.

Bothy:

Approx. 6.8m x 3.95m. Wood burning stove. Range of fitted units. Power and light. Ideal space for an office, games room, business use etc.



Garden:

Rear garden has gate access to East Hemming Street. Summerhouse and adjoining shed. Garden laid to lawn with borders. Recently laid patio area with feature arch and walled garden.

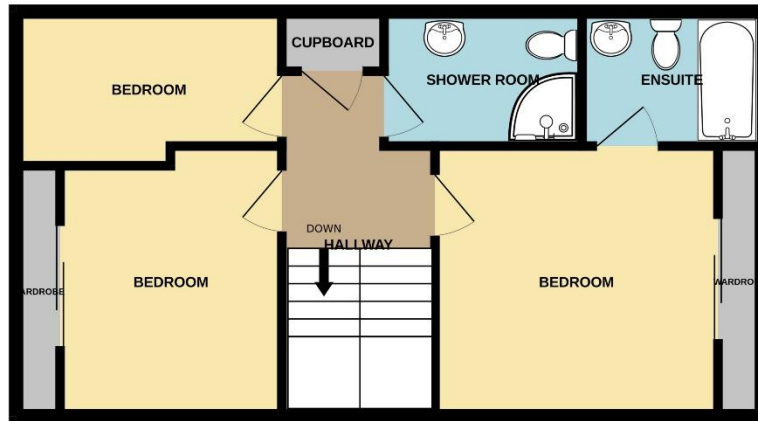
Front garden is bounded by mid-level stone wall and laid out in gravel chips. Driveway in front of garage.



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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