

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**1 Anvil Bank, Letham, DD8 2QZ**

- **Detached Bungalow on Corner Plot**
- **Vestibule & Hallway**
- **Spacious Lounge**
- **Kitchen Dining & Utility Room**
- **Dining Room/Bedroom 4**
- **3 Double Bedrooms**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing**
- **Driveway, Garage & Store**
- **Landscaped Gardens**

**Offers over £245,000**

This well presented detached bungalow occupies a general size corner plot within the sought after Angus village of Letham. Letham boasts a wide range of amenities including Primary School, Pharmacy, Bakers, Beautician, Public Houses and Craft Shop. Nearby Forfar, Kirriemuir and Arbroath provide a full range of amenities including major supermarkets, Secondary Schools and main line train station in Arbroath.

The property has been well maintained by the present owners and is in excellent decorative order throughout. The subjects benefit from UPVC wood grain effect double glazing with replacement doors, gas central heating, dining size kitchen, separate utility room, modern four piece bathroom, three double bedrooms all with fitted wardrobes and solid oak internal doors throughout.

Occupying a generous size corner plot there are well laid out gardens to front, side and rear with monoblock driveway with parking for several vehicles and detached garage and store. This is an excellent opportunity to obtain a bungalow within a pleasant village setting and viewing is highly recommended.

- Entrance Vestibule:** Double glazed UPVC exterior door.
- Hallway:** L-shaped hallway with hatch to part floored loft. Large shelved storage cupboard.
- Lounge:** Approx. 6m x 4.95m. Bright and spacious public room with dual aspect double glazed windows to both front and side.



**Dining Room/Bedroom 4**

Approx. 3m x 3.45m. Currently used as a dining room/sitting room with double glazed window to rear. Could be used as a fourth bedroom, if required.



**Kitchen/Dining:**

Approx. 4m x 2.77m. Fitted with a range of floor, wall and drawer units with integral double oven, hob, extract hood, one and a half sink and drainer, tiling to splashback. Space for table and chairs. Double glazed window to rear. LED lighting.



**Utility Room:**

Approx. 3.32m x 1.55m. Stainless steel sink and drainer in fitted units. Double glazed exterior door and window to side. Wall mounted central heating boiler. Plumbed for washing machine. Double door large shelved storage cupboard.

**Bedroom 1:**

Approx. 3.15m x 3.45m. Double bedroom with double glazed window to rear. Double fitted wardrobe.

**Bedroom 2:**

Approx. 3.7m x 3m. Another good size double bedroom with double glazed window to front. Double fitted wardrobe.

**Bedroom 3:**

Approx. 3.73m x 2.75m. Another good size double bedroom with double glazed window to front. Double fitted wardrobe.



**Bathroom:**

Approx. 3m x 3m. Modern four piece suite comprising WC, wash hand basin in fitted units with bath and separate shower cubicle. Double glazed frosted window to rear.



**Outside:**

The property occupies a generous size corner plot with monoblock driveway to front providing ample off-street parking for several vehicles leading to the detached garage which has power, light and rear store.

Front and side gardens are extensively laid in lawn with mature shrubs and bounded by timber fencing.

Rear garden is laid out for ease of maintenance in paving stones and patio areas.





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*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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