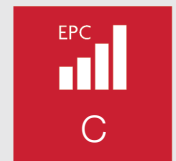
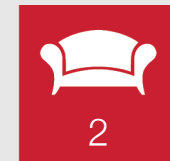




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4 Fletcher's, Letham Grange

Arbroath, Angus DD11 4QT





Summary

Enjoying a tranquil setting within sought-after Letham Grange, this detached home offers generous, well-presented accommodation surrounded by mature gardens and open countryside views. The interiors are bright and versatile, featuring a spacious living room with garden access, a separate dining room, and a well-appointed kitchen with adjoining utility space. Upstairs, three comfortable bedrooms include a principal suite with en-suite facilities and balcony access, creating a private retreat. The property further benefits from ample storage, a driveway, and a detached two-floor double garage. Combining peaceful rural appeal with convenient access to Arbroath and coastal amenities, this is an excellent family home.

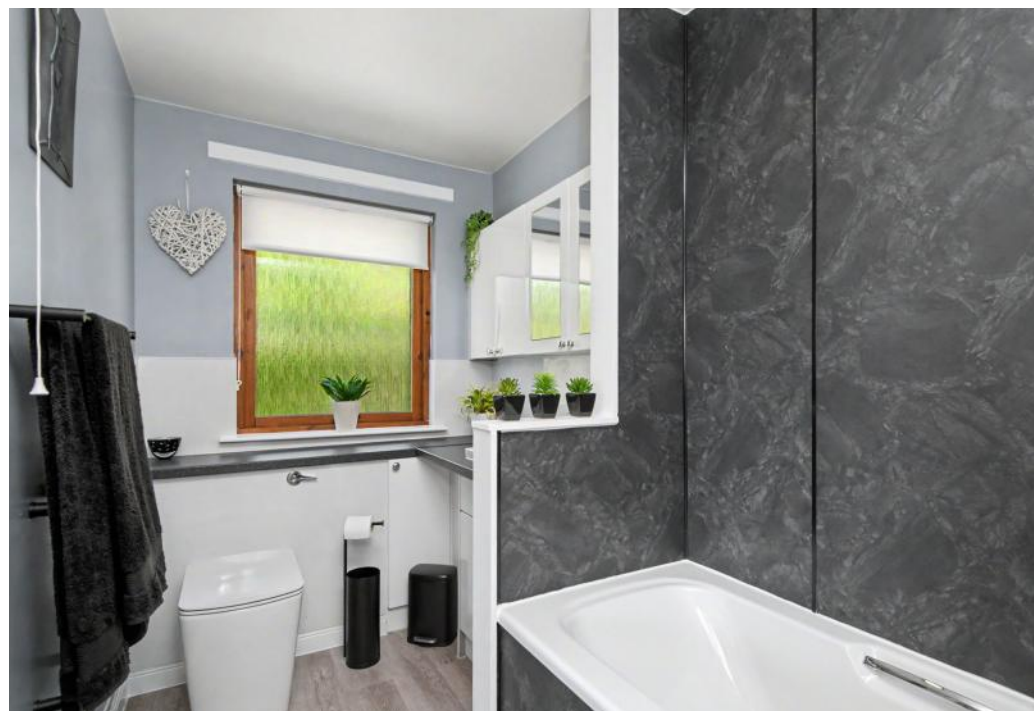
Extras: All fitted floor and window coverings and light fittings are included.

Features

- Detached family home in desirable Letham Grange setting
- Peaceful semi-rural location near Arbroath
- Bright living room with garden access
- Separate dining room for entertaining
- Spacious kitchen with adjoining utility area
- Principal bedroom with en-suite shower room
- Balcony access with elevated views
- Two further double bedrooms
- Study/fourth bedroom
- Modern family bathroom and guest WC
- Generous, mature private gardens
- Driveway and detached two-level double garage



“Beautifully positioned detached home in Letham Grange with balconies, generous gardens, and far-reaching countryside views.”



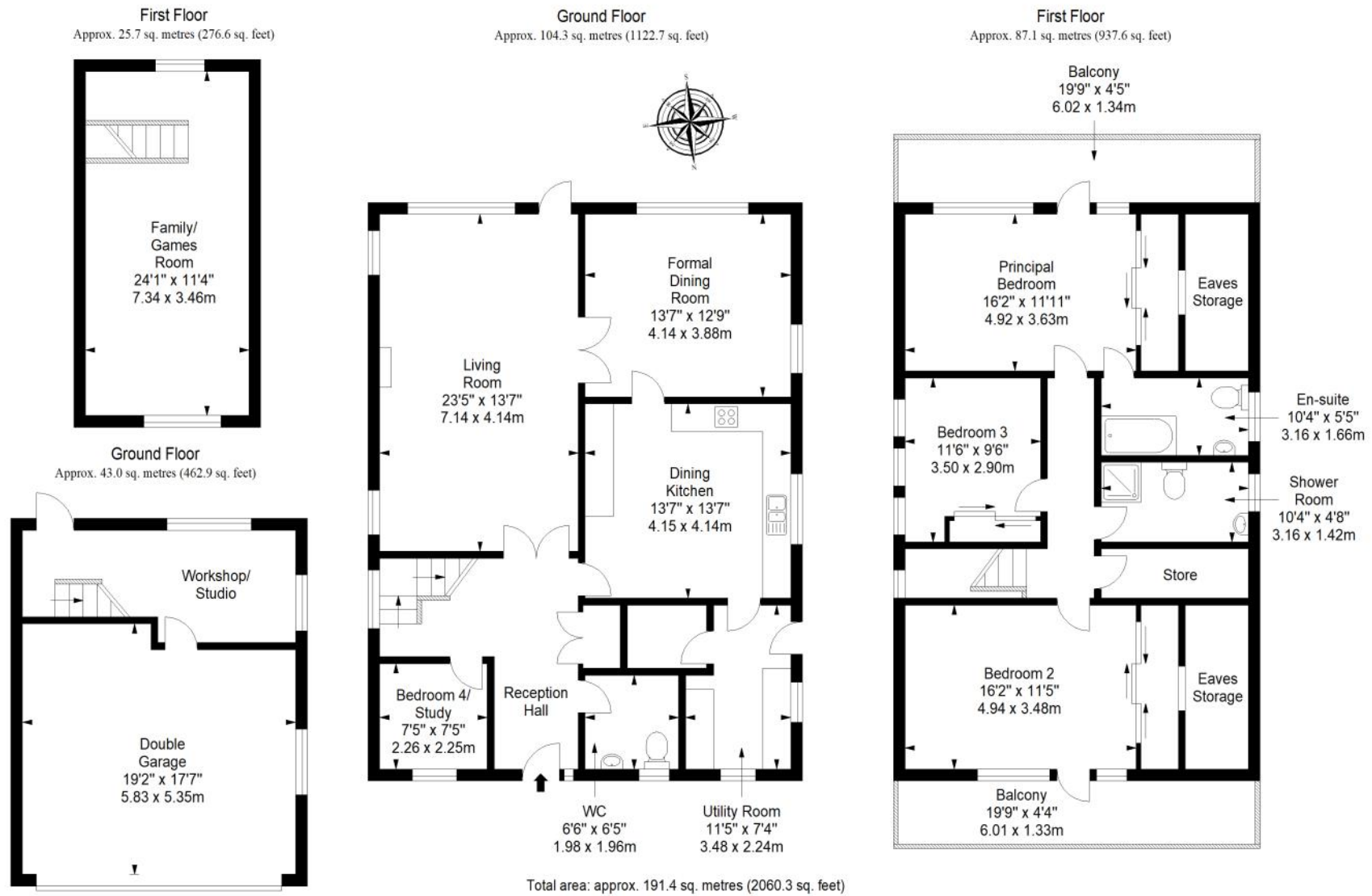




“Spacious family living with multiple reception areas, private outdoor space, and a peaceful semi-rural setting near Arbroath.”



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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