






47 Blairs Road,
Letham, DD8 2PE



Picture perfect detached cottage in move-in condition with delightful outside spaces

 3 Bed  2 Bath  2 Reception

This is a rare opportunity to acquire this stunning detached cottage which has been upgraded to an exceptionally high standard and is presented to the market in move-in condition. Situated on the edge of the village on Blairs Road the property is ideally situated for access to the primary school and other amenities. Forfar and Arbroath are both just a short drive away providing a wider range of amenities including shopping and leisure facilities. The accommodation comprises on the ground floor an entrance porch, spacious lounge with exposed stone walls and log burner, sitting/dining room with fireplace with cast inset, and patio doors to the rear garden, newly installed 'Stable' kitchen with integrated hob, oven, microwave, extractor hood, fridge/freezer, dishwasher and washing machine and the principle bedroom with fireplace, walk-in wardrobe and en-suite shower room (this room is used as a formal dining room by the present owner), and the main bathroom. On the upper floor there are two further double bedrooms, both with floor length windows and one with fitted wardrobe. Outside there are gardens which surround the property with areas of lawn and borders, paved patio and timber deck which provide areas to relax and catch the sun at various stimes of the day. There are also several sheds, log store and large timber garage with off-street parking for two vehicles. There is a further monobloc area to the side providing additional parking. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and the garden sheds.

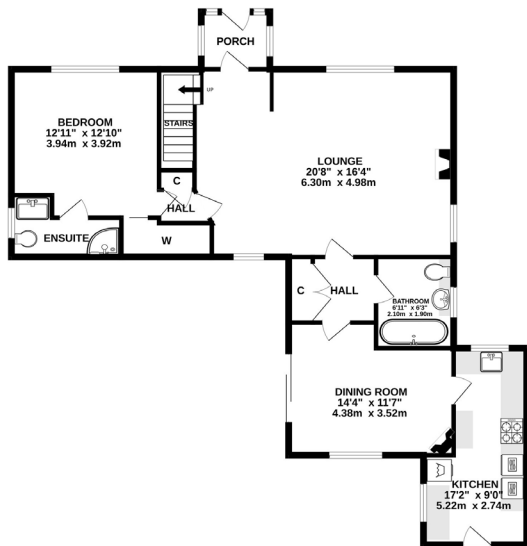
This property is truly the property of dreams therefore internal viewing is highly recommended to fully appreciate and to avoid disappointment.

Features

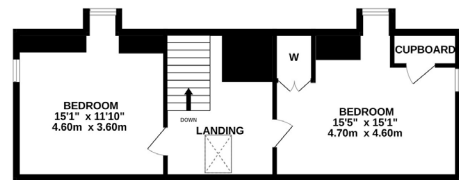
- Entrance vestibule
- Lounge
- Kitchen
- Sitting/dining room
- Three bedrooms (1 x E/S)
- Bathroom
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating D

Offers Over £290,000

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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Letham village situated only 4 miles from Forfar has a Primary School, Pharmacy, Bakers, Beautician, Public Houses and Craft Shop. Nearby Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. The community campus has a swimming pool and leisure centre, and there is a sailing club on Forfar Loch and Country Park.

The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

FOR VIEWING:

By appointment only - For weekend viewings please contact the owner directly on 07534166360

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.