





Thorntons 
The right way to move

12 Kirkgait, Letham, Forfar,
Angus DD8 2XQ

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Summary

Beautifully maintained semi-detached bungalow comprises: a bright lounge featuring a charming log-burning stove and a spacious open-plan kitchen/dining area with patio doors leading directly to the rear garden. There are two comfortable bedrooms, with principal bedroom with en-suite facilities, along with a modern family bathroom. The property benefits from gas central heating, double glazing and will be sold complete with all floor coverings, blinds, and curtains. Externally, there is a long driveway, a single garage and the fully enclosed rear gardens include a useful garden shed.

Features

- Semi - Detached Bungalow
- Popular Residential Area
- Open Plan Kitchen/Diner
- Lounge
- 2 Bedrooms (1 E/S)
- Family Bathroom
- Drive, Garage, Gardens
- DG, GCH, EPC C

Room Measurements

Lounge 15'6" x 11'10" (4.73m x 3.60m)
Dining Room 11'9" x 6'11" (3.59m x 2.10m)
Kitchen 11'9" x 8'10" (3.59m x 2.70m)
Bedroom 15'5" x 8'10" (4.70m x 2.70m)
En Suite 6'11" x 4'7" (2.10m x 1.40m)
Bedroom 11'9" x 9'6" (3.57m x 2.90m)
Bathroom 7'3" x 5'7" (2.22m x 1.69m)



Tastefully decorated semi-detached bungalow offering on-the-level living accommodation ideal for a range of buyers





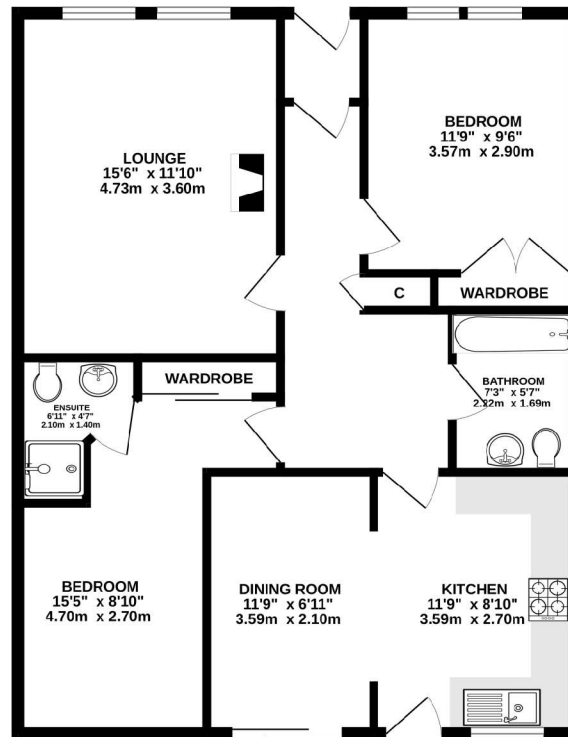


Located in the ever-popular village of Letham property is within easy reach of local amenities



Floorplan

GROUND 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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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