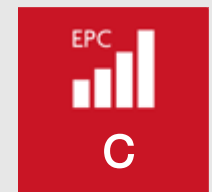
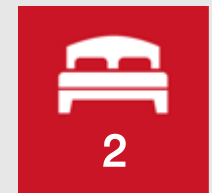
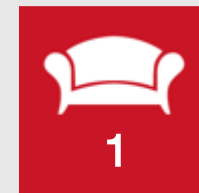




Thorntons
The right way to move

Gatesgarth 1, Smiddy Place,
Letham, Forfar, Angus DD8
2SD





Summary

A well-presented two-bedroom detached bungalow offering comfortable, single-level living within a popular residential area of the village. The accommodation comprises a spacious and welcoming lounge, a generous dining kitchen with door opening directly onto the rear garden. The kitchen is fitted with a range of units and incorporates an integrated oven, hob and extractor hood. There are two well-proportioned bedrooms, both benefiting from fitted storage, and a shower room fitted with an accessible shower, WC and wash hand basin. The property further benefits from gas central heating and double glazing throughout. The property enjoys front and rear gardens, offering pleasant outdoor space to enjoy throughout the year. A dedicated drying area provides additional practicality and convenience.

Features

- 2 Bedroom Detached Bungalow
- Bright & Airy Lounge
- Spacious Dining Kitchen with door to garden
- Accessible shower room
- Ample Storage Throughout
- Gas Central Heating & Double Glazing
- Front & Rear Gardens ; Drying Area
- Popular Residential Area of Letham Village
- Early Viewing is Highly Recommended
- EPC C

Room Measurements

Lounge: 14'2 x 11'6

Kitchen/Diner: 14'2 x 10'10

Bedroom: 10'6 x 10'3

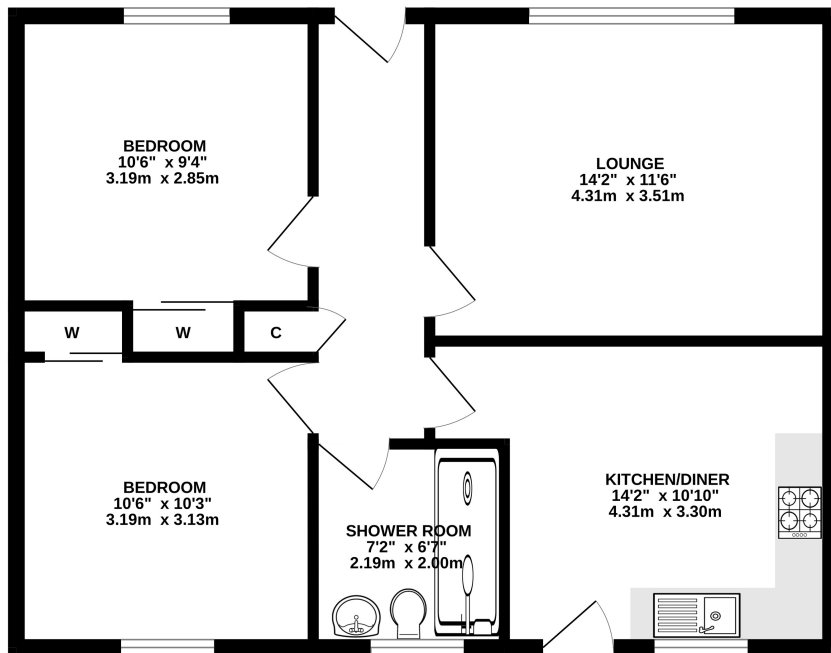
Bedroom: 10'6 x 9'4

Shower Room: 7'2 x 6'7



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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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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