

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**31 Bractullo Gardens, Letham, DD8 2XG**

- **Detached Bungalow in Off Street Location**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen/Dining/Family Room & Utility Room**
- **Family Bathroom**
- **3 Double Bedrooms & En Suite Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking & Detached Garage**
- **Beautiful Landscaped Gardens & Summerhouse**

**Offers over £245,000**

This well presented detached bungalow is situated in an off-street location in a sought after residential area of similar styled homes in the popular Angus village of Letham. Letham boasts a broad cross section of social, leisure and consumer facilities including primary school, pharmacy, post office, bakers, hairdressers and public house. Nearby Forfar and Arbroath offer a wider range of amenities including major supermarkets, secondary schooling and Railway Station at Arbroath. Dundee and most Angus towns are within comfortable driving distance.

The property offers spacious and well-proportioned accommodation all at ground floor level and has been well maintained by the present owners. The subjects benefit from gas fired central heating with combi boiler installed in January 2026, UPVC double glazing, modern bathroom and en-suite and modern contemporary kitchen / dining room/ family room and separate utility room.

Externally the wraparound garden is beautifully landscaped in lawn, decking and patio areas and there is a gravel chipped driveway with parking for multiple vehicles and a detached garage. In addition, there is a summerhouse, timber shed and greenhouse.

This is an excellent example of a bungalow of this style and location and early viewing is highly recommended to fully appreciate the spacious nature, location and quality of this superb home.

Accommodation comprises:

**Entrance Vestibule:**

Double glazed exterior door. Split pane glazed door into the hallway.

**Hallway:**

Hatch to loft space with pull down ladder.

**Lounge:**

Approx. 5.15m (measured into bay window) x 4.8m. Bright and spacious public room with dual aspect windows with double glazed bay window to front and side.





**Kitchen/Dining/Family Room:**

Approx. 6.75m x 3.8m. Two clearly defined areas. The kitchen is fitted with modern and contemporary floor, wall and drawer units with integral Bosch oven, gas hob and extractor hood. Breakfast bar divider. Double glazed window to front garden. The Family / Dining room has double glazed patio doors and space for a large table and chairs.





**Utility Room:**

Approx. 3.7m x 1.57m. Modern utility room with complimentary units to kitchen. Plumbed for washing machine and space for tumble drier. Wall mounted Worcester Combi Boiler installed Jan 2026.



**Bathroom:**

Approx. 3.3m x 1.85m. Has modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Heated towel rail. Useful shelved storage cupboard.



**Bedroom 1:**

Approx. 3.3m x 3.65m. Spacious double bedroom with double glazed window to rear. Wall to wall mirror fronted fitted wardrobes.

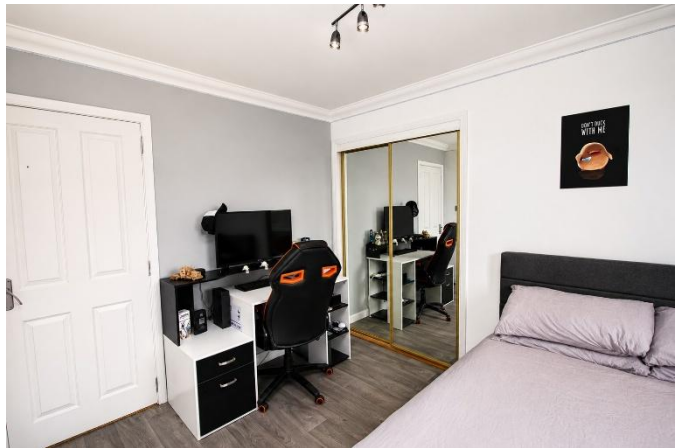


**En-suite Shower room:**

Approx. 3m x 1.15m. Modern three piece suite, comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed frosted window to rear.

**Bedroom 2:**

Approx. 3.3m x 2.78m. Double bedroom with double mirror fronted wardrobe and double glazed window to rear garden.



**Bedroom 3:**

Approx. 3.28m x 3.33m. Another good sized double bedroom with double glazed window to side and double mirror fronted wardrobes.



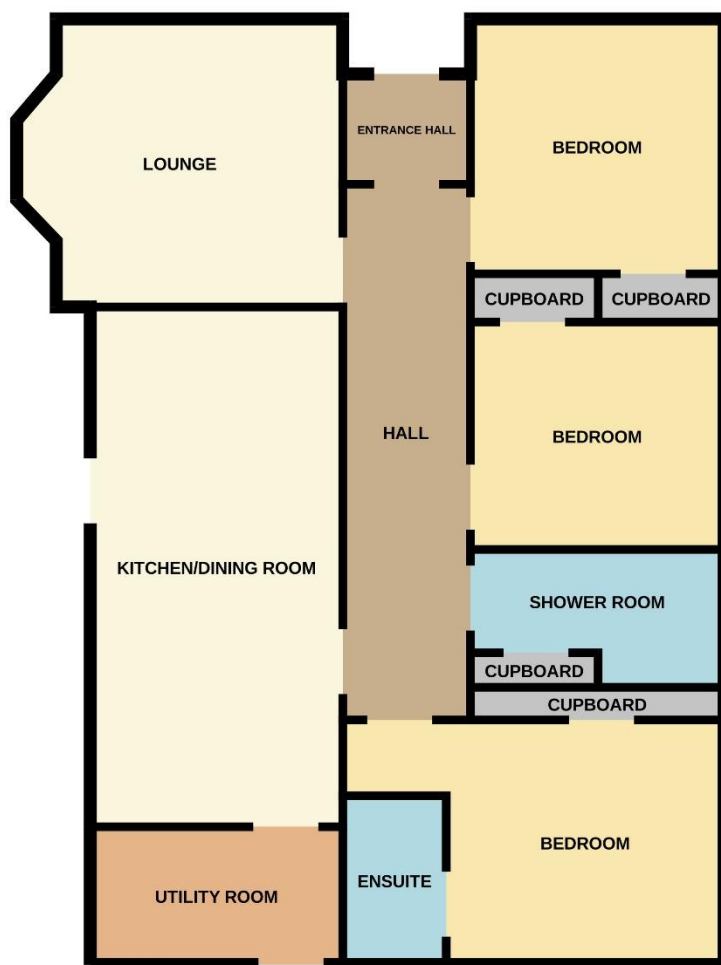
**Outside:**

A large gravel chipped driveway provides ample off-street parking for multiple vehicles and leads to the detached garage which has power and light. Raised shrub borders with the front garden being laid out for ease of maintenance, gravel chips, paving slabs and large patio which is also accessed from the kitchen dining. Large timber deck and balustrade and areas of lawn to front, side and rear screened by mature hedging with timber shed, green house and summer house (Approx. 2.8m x 2.8m). The garden enjoys generous outdoor space with lawns, mature planting and various seating areas which capture the sun of most of the day.





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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