



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**14 Bractullo Gardens**

LETHAM, ANGUS, DD8 2XG

# LETHAM

ANGUS



Near the rolling hills and picturesque coastline of Angus, just five minutes from Forfar and 15 minutes from Dundee and Arbroath, lies Letham the largest village in the region.

With its mix of new, and long-term residents creating a very friendly, welcoming community. Volunteers maintain an extensive network of green paths in and around the village giving walkers access to the varied natural pleasures of this delightful rural setting.

This is, quite simply, a beautiful place to live.

Local shops include a village grocer's, local post office and newsagent, bakery, hairdresser, a restaurant, a take-away, hotel and a well-known craft shop. Letham also has its own nursery and primary school which feeds into the nearby Forfar Academy. Other activities include playgroups, scouts, cubs and brownies as well as bowling club, village hall, tennis court and play park.



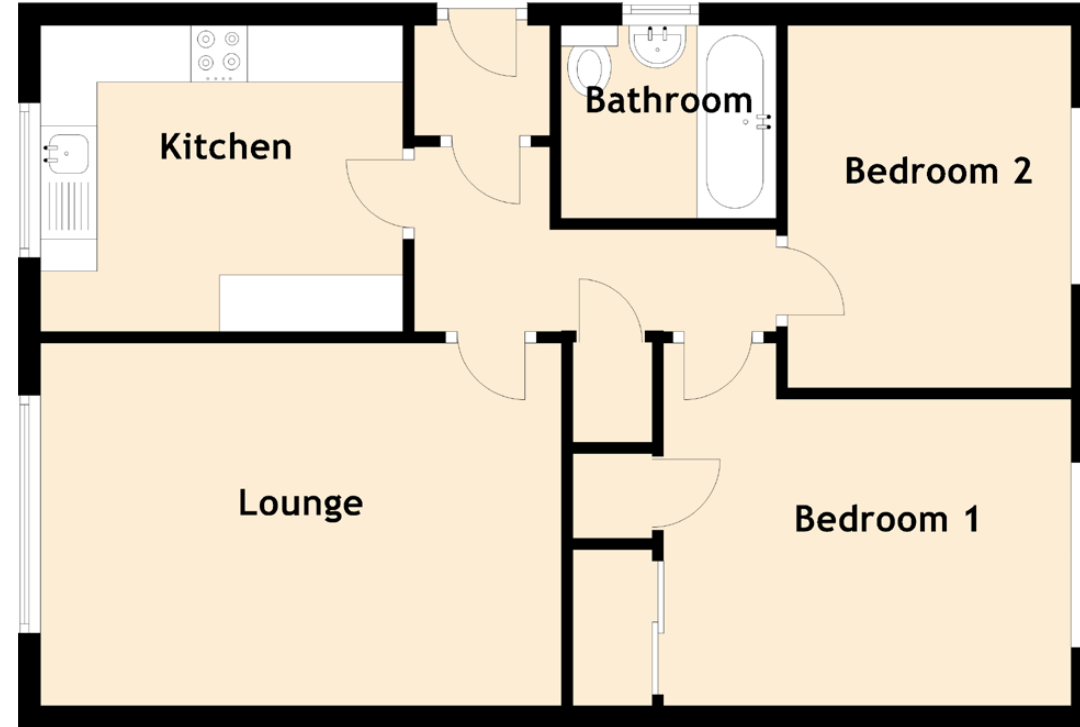
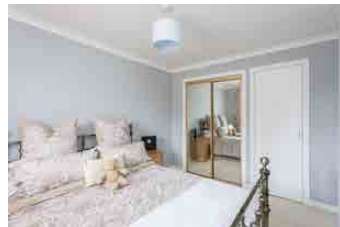
Part Exchange is available for those looking to downsize or upsize, to this immaculately presented and maintained, two-bedroom semi-detached bungalow.

Located within the commuter village of Letham, 14 Bractullo Gardens sits on a corner plot within a calm cul-de-sac location. The house is ready to walk into with quality fixtures and fittings and modern bathroom and kitchen. The lounge is large enough for the dining table and chairs as well as the sofa and soft furnishings. Externally there is ample

parking to the side of the house (with room for three cars) and the neat gardens wrap around the front, side, and back and includes a summer-house. The garden to the rear is laid mainly to gravel for ease of maintenance and planted with shrubs and the boundaries are defined by timber fencing. There is a swathe of grass to the front. There are some steps from the pavement to the front door.

All amenities can be found within easy reach of this popular commuter destination.





# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.70m (8'10")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>

EPC Rating: C





  
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 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer