




McEwan Fraser Legal

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55 Duncan Road

LETHAM, ANGUS, DD8 2PN

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Near the rolling hills and picturesque coastline of Angus, ten minutes from Forfar, fifteen minutes from Arbroath, twenty-five minutes from Dundee and only one hour from Aberdeen, lies the largest village in the region.

With its mix of new and long-term residents, it creates 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, newsagent, bakery, hairdresser, restaurant, takeaway, hotel, a well-known craft shop, pharmacy/chemist and DIY supply store. 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 a bowling club, village hall, tennis court and play park.





55 DUNCAN ROAD

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This deceptively spacious, four double bedroom, detached bungalow offers bright, versatile accommodation and is set within an extensive, secluded, easily maintained garden which is both family and pet-friendly.

The accommodation comprises of an entrance vestibule with utility cupboard and access to into the bright and spacious open plan kitchen/dining area. The kitchen is fitted with base units and breakfast dining area in the kitchen space. There is a partition which separates the kitchen and dining room space. The dining room could be used as a playroom or family room. From the dining room, there is the formal lounge with a multi-fuel stove with patio doors that lead out to the garden. Steps down lead to the study area which is a generous size. The large conservatory space also benefits from a multi-fuel stove, which provides all year round living space.

The master bedroom benefits from a bay window which enjoys views over the garden. The second bedroom has built-in wardrobes and has access to the family bathroom. The third and fourth bedrooms also benefit from built-in storage. The main bathroom comprises of a bath, separate shower cubicle, WC and basin. The shower room has a WC, basin, vanity unit and shower cubicle.

Externally, the front of the property is accessed via the drive which laid in tarmac and monobloc. The garage has power and plenty of space for car and storage. The rear garden is elevated and has separate sections of garden ground. The first level is laid in patio for outdoor dining and an area of lawn. The second level has an outdoor area, which is ideal for teenagers entertaining friends. The third level has a children's playhouse and bench which leads down to the burn which is secured by a locked gate.

The property has been carefully thought out to suit everyone's needs. Other benefits include a Hive system and there are sockets with USBs in certain areas of the home.

We highly recommend early viewing to appreciate the accommodation and quality finishings throughout the property and the location.









SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

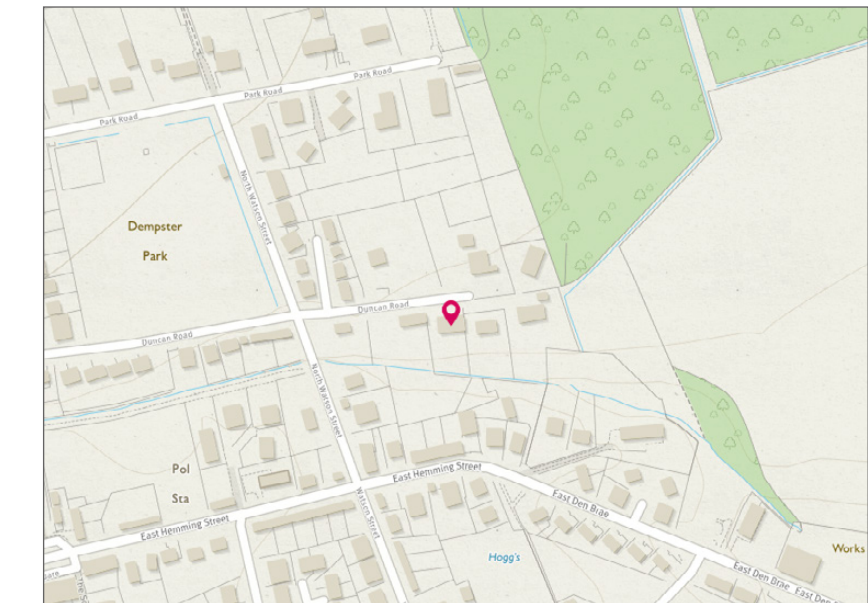


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Office	3.70m (12'2") x 2.40m (7'10")
Kitchen/Diner	6.50m (21'4") x 6.10m (20')
Conservatory	4.70m (15'5") x 3.08m (10'1")
Bedroom 1	4.80m (15'9") x 4.70m (15'5")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bedroom 4	3.60m (11'10") x 2.90m (9'6")
Bathroom	3.50m (11'6") x 1.90m (6'3")
Shower Room	1.80m (5'11") x 1.40m (4'7")
Garage	7.30m (24') x 4.80m (15'9")

Gross internal floor area (m²): 177m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, fitted appliances. Furniture may be considered by separate negotiation.





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