





# LETHAM

FORFAR, DD8 2PU

Near the rolling hills and picturesque coastline of Angus, just five minutes from Forfar and fifteen 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, takeaway, 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.





# 38A WEST HEMMING ST.

LETHAM, FORFAR, DD8 2PU

SIMPLY FABULOUS! This magnificently placed detached Bungalow is set in extensive well-tended garden ground with powered, gated entrance and impressive driveway, enjoying a highly coveted residential location in the heart of the village of Letham. The exquisite accommodation has been meticulously maintained and presented to the market.

Designed to capture the imagination, the accommodation is well laid out to create a home that exudes great charm and character and offers excellent accommodation by today's expectations. A glance at the floor plan will help to illustrate the room layouts however only viewing will confirm the superb potential this much-loved family home has to offer.

Entrance is into a large airy reception hall from the vestibule. This immediately creates a welcome feel about this home. The house is laid with the living quarters to one wing and the bedrooms to the other wing. The lounge is stylish and spacious with a door to the family room. A multi-fuel fireplace creates a focal point in the room. The kitchen diner is cavernous with plenty of room for family meals. The central island is a focal point along with the bank of tall units housing a steam oven, two single ovens, a microwave oven, and two fridge-freezers. There is also an integrated dishwasher

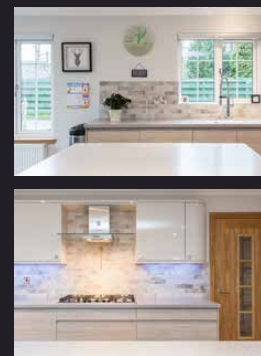
and a gas hob. All of the quality units has internal lights when opened. There is still plenty of space for the dining table. The utility room is the ideal place for the dog or the ironing basket and is plumbed for washing machine. There is a guest cloakroom with a toilet in this wing.

The master bedroom offers a modern en-suite shower room and sufficient space to relax. Bedroom two also benefits from the addition of an en-suite shower room. The family bathroom offers a bath with a shower over and a glazed screen. Two further bedrooms and the dining room complete the accommodation. Cleverly designed for entertaining or relaxing, this home offers an elegant sense of flow.

Externally, the house sits on a large area of garden ground, the boundaries of which are well defined. There is a large double car garage and a large wooden shed. For the avoidance of doubt, the garden statues are not included in the sale.







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“... DESIGNED TO CAPTURE  
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# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.60m (15'1")
Kitchen	6.00m (19'8") x 5.40m (17'9")
Utility	2.90m (9'6") x 2.30m (7'7")
Dining Room	4.90m (16'1") x 3.90m (12'10")
Family Room	4.20m (13'9") x 3.50m (11'6")
Bedroom 1	5.40m (17'9") x 3.60m (11'10")
En-suite	2.60m (8'6") x 1.80m (5'11")
Bedroom 2	4.60m (15'1") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.90m (6'3")
Bedroom 3	4.20m (13'9") x 3.50m (11'6")
Bedroom 4	4.10m (13'5") x 3.50m (11'6")
Bathroom	2.90m (9'6") x 2.22m (7'4")
Garage	5.90m (19'4") x 5.60m (18'4")

Gross internal floor area (m<sup>2</sup>): 237m<sup>2</sup> | EPC Rating: C

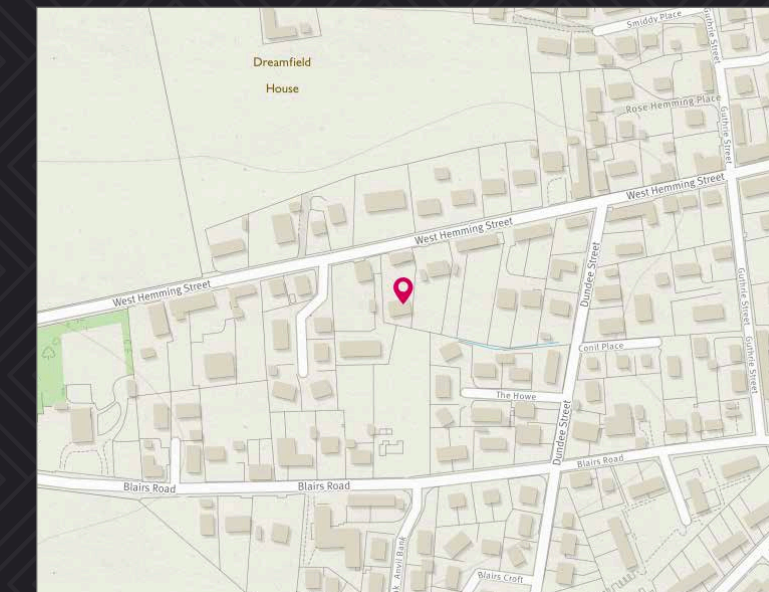


Image credit: <https://www.outdoor-sources.co.uk/comps/>





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