



LETHAM

FORFAR, DD8 2PG

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, a well-known craft shop and pharmacy. 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.





2D BRAEHEAD ROAD

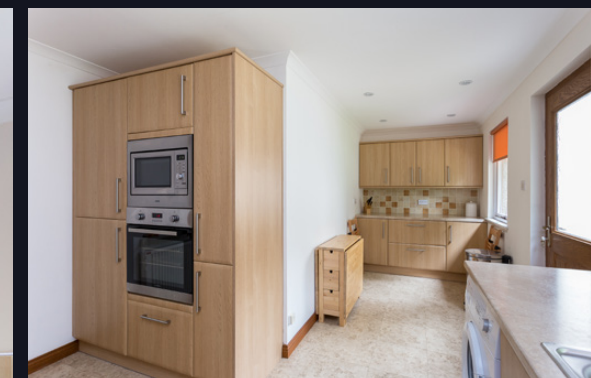
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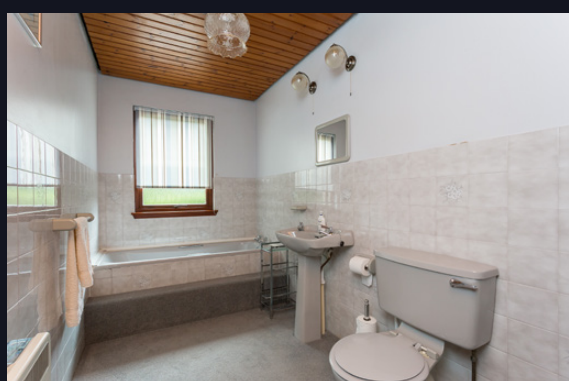
McEwan Fraser Legal is delighted to present this 3 bedrooms detached bungalow in Letham up a quiet road, close to the village centre.

The property is in good order with a modern kitchen, electric heating and double glazed windows. The detached bungalow showcases excellent views of the local countryside, with a wooded area behind and close to local school and amenities. Inside, the property comprises of:

- Fully equipped large modern kitchen with built-in appliances
- Spacious living room with dining area and a dual aspect
- Three bedrooms which include built-in storage
- Family bathroom with en-suite shower room off the main bedroom
- Balcony off the living room
- Garage with up and over door, light and power
- Front and rear gardens as well as a garden to the side of the house with a patio seating area

In addition to this, the property includes ample parking to the front. This is a rare opportunity to acquire a semi-rural property in a fantastic quiet location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.40m (27'7") x 4.20m (13'9")
Balcony	4.20m (13'9") x 1.83m (6')
Kitchen	5.90m (19'4") x 3.40m (11'2")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.70m (5'7")
Bedroom 2	5.30m (17'5") x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bathroom	4.10m (13'5") x 1.70m (5'7")
Garage	5.90m (19'4") x 2.90m (9'6")

Gross internal floor area (m²): 110m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, curtains, blinds, fitted appliances, light fittings and the garden shed are included in the sale.

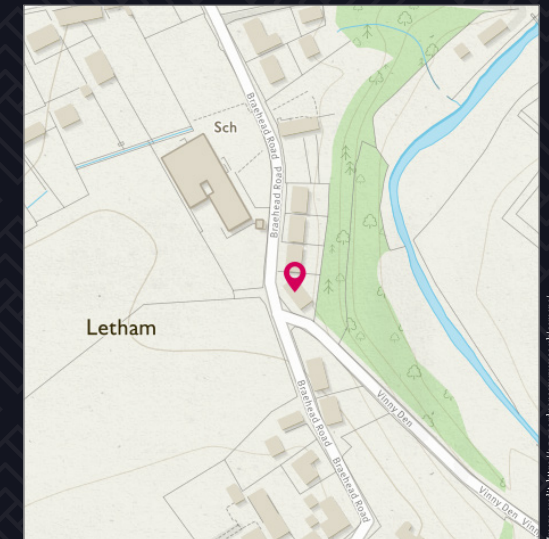


Image credit: <https://www.dailymail.co.uk/property/>



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