

2 The Square

LETHAM, FORFAR, ANGUS, DD8 2PZ



AN EXCELLENT OPPORTUNITY TO PURCHASE A
TRADITIONAL PUBLIC HOUSE WITH SPACIOUS
OWNER'S ACCOMMODATION ABOVE



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a traditional public house with spacious owner's accommodation above, set in the heart of the sought-after village of Letham.

The ground floor is currently arranged as a welcoming pub, full of character and charm, with a generous trading area that benefits from natural light and a well-positioned bar. There is ample space for wet sales, along with customer facilities, storage areas and service space to the rear. The property holds great potential for growth, whether continuing as a public house or exploring alternative hospitality uses.





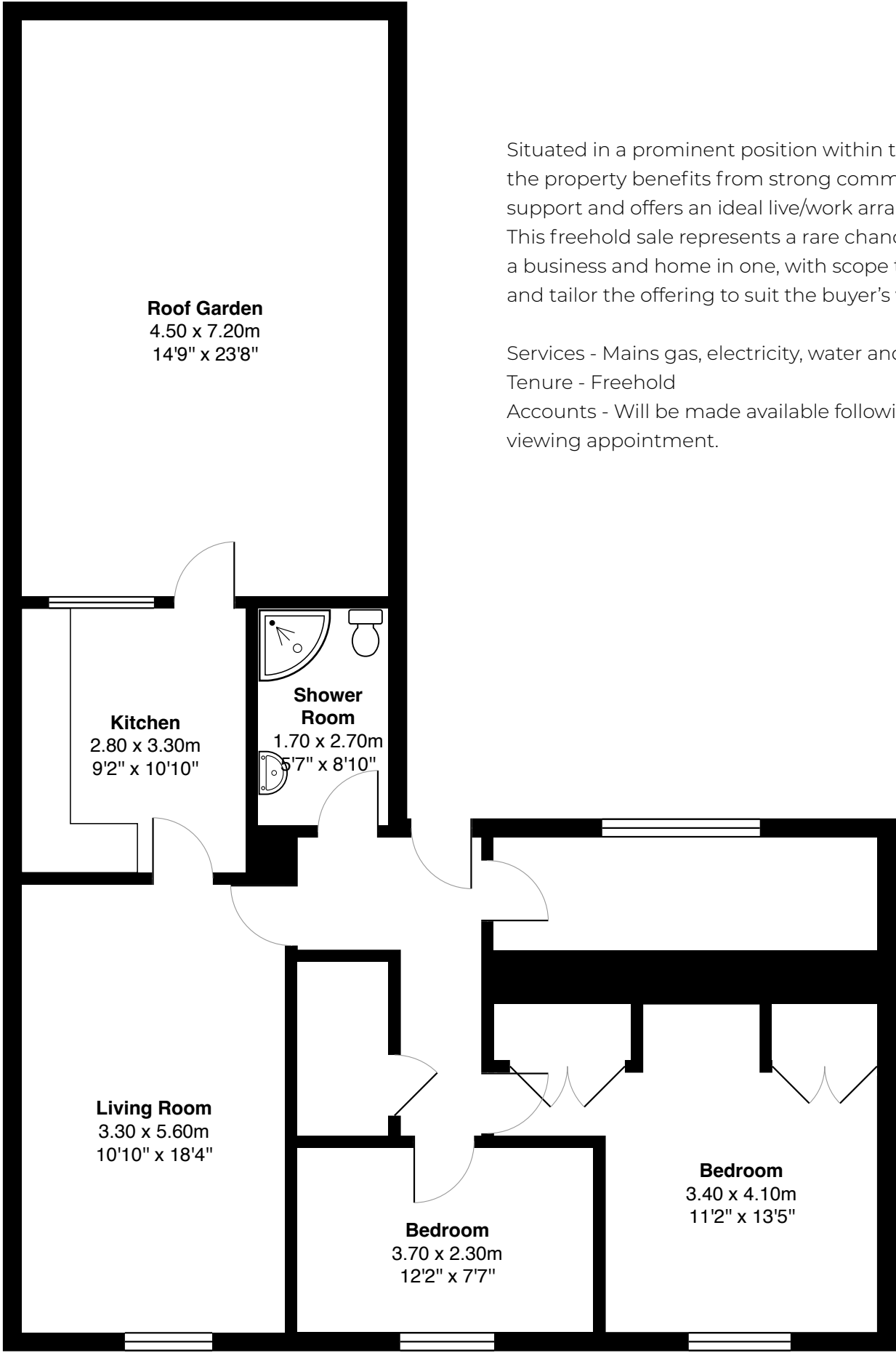
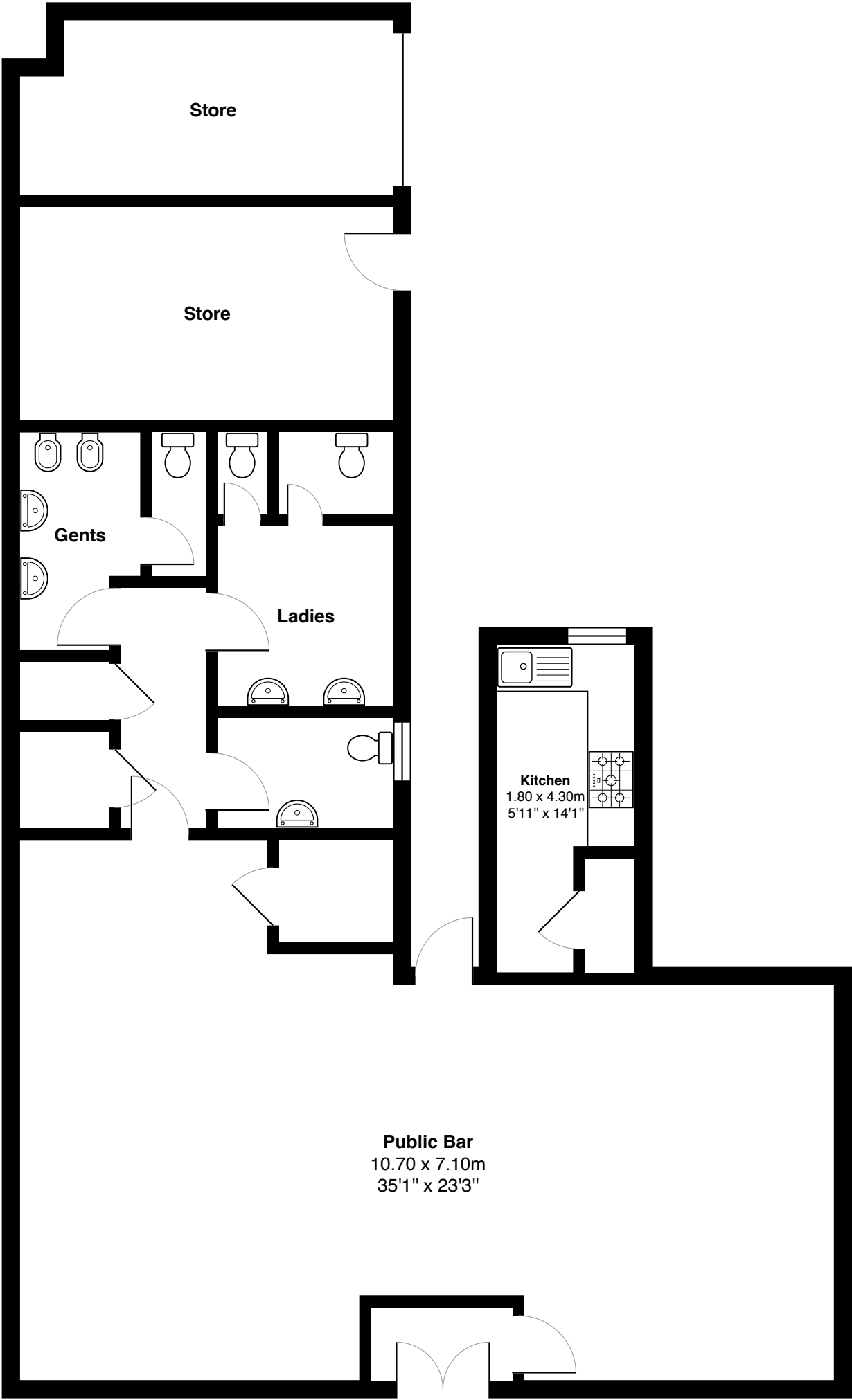
The first floor provides a comfortable two-bedroom flat, perfectly suited as owner/manager accommodation. The flat offers a bright living room, fitted kitchen and bathroom, making it equally viable as a private residence or as a rental opportunity to generate additional income.









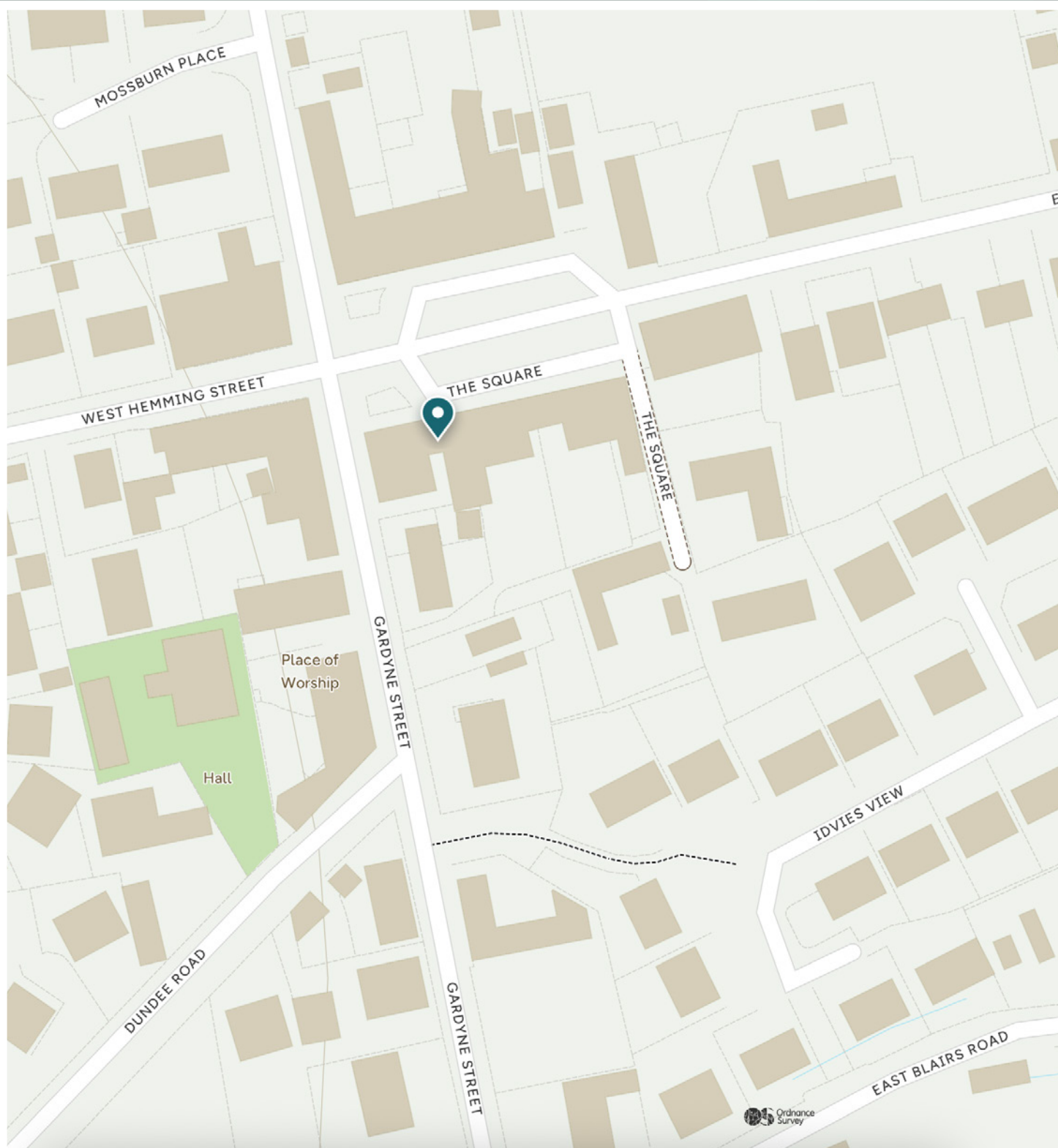


Situated in a prominent position within the village, the property benefits from strong community support and offers an ideal live/work arrangement. This freehold sale represents a rare chance to acquire a business and home in one, with scope to develop and tailor the offering to suit the buyer's vision.

Services - Mains gas, electricity, water and drainage
Tenure - Freehold
Accounts - Will be made available following a formal viewing appointment.



The property is located at the heart of Letham a village lying approximately five miles east of Forfar and just a 30 minute drive from the coastal city of Dundee. Boasting a broad section of amenities including primary school, post office, pharmacy, bakers, bowling green and bar's. A further range of services are available in Forfar and Arbroath including, railway station, major supermarkets and secondary schooling. Dundee City is approx. 12 miles away and offers all the services of a major city including mainline train service and airport. Aberdeen and most major Angus towns are within comfortable driving distance.



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Part
Exchange
Available



Text and description
CONNIE NUGENT
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer

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