




Solicitors & Estate Agents
01382 721 212

1A Dundee Road

LETHAM, ANGUS, DD8 2PP



3 BED



1 BATH + WC



ON STREET

ENERGY

E

EPC RATING



1A DUNDEE ROAD

LETHAM | ANGUS | DD8 2PP



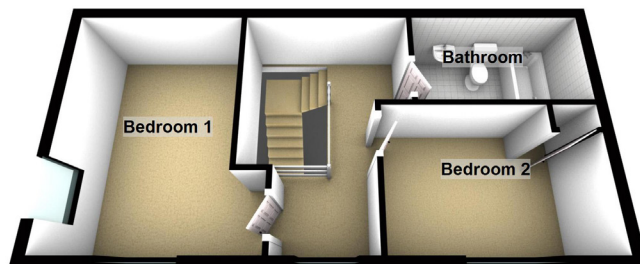
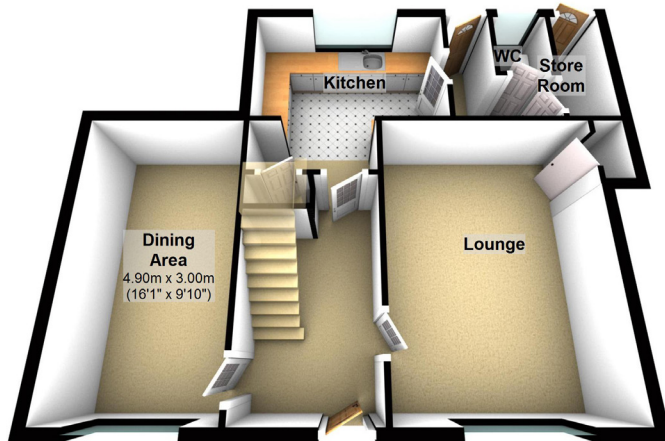
VICTORIAN END TERRACED VILLA / TWO BEDROOMS AND TWO PUBLIC ROOMS

Near the rolling hills and picturesque coastline of Angus, just 10 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, 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. Located within the commuter village of Letham, 1A Dundee Road sits amid properties that are mainly of a private residential nature. All amenities can be found within easy reach of this popular commuter destination. Built around 1880, the house has seen many transformations in its history and is perhaps now ready for someone to take it to its next level. The public rooms are spacious and well suited for entertaining with a lounge and separate dining room. The dining room is clad in wood paneling creating a warm effect. This room could equally be used as a third bedroom. It is easy to see the

impact certain eras have had on this much loved family home that has been lovingly maintained. The kitchen is capable of holding a breakfasting table and there is a large pantry or store to the rear. Close to the back door is a "gardeners toilet". On the upper floor, the landing opens out with access to the two double bedrooms and family bathroom, being retro in style.

Externally, the house abuts the pavement to the front. There is well tended garden ground to the side and rear, boundaries comprise walls, timber fencing and hedging. Parking is usually readily available on the street.

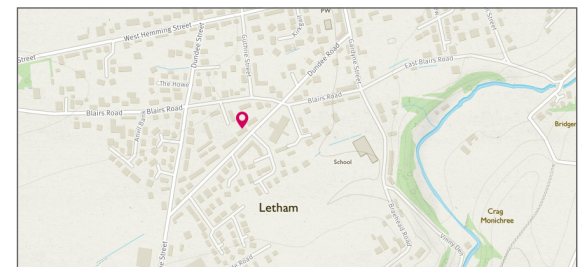


Approximate Dimensions (Taken from the widest point)

Kitchen	4.10m (13'5") x 2.20m (7'3")
Lounge	4.90m (16'1") x 3.92m (12'10")
Dining Room	4.90m (16'1") x 3.00m (9'10")
Bedroom 1	5.13m (16'10") x 3.80m (12'6")
Bedroom 2	3.07m (10'1") x 3.01m (9'11")
WC	1.20m (3'11") x 0.76m (2'6")
Bathroom	2.52m (8'3") x 2.09m (6'10")

Gross internal floor area (m²)

107 m²



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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