

Four bedroom detached family bungalow

Located at the end of a quiet cul-de-sac

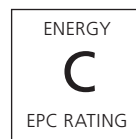
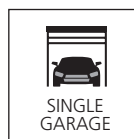


14 Heather Croft

Letham, Forfar, Angus, DD8 2QG



Scan Here!





Letham



Near the rolling hills and picturesque coastline of Angus, just five 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, quiet 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.



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We are delighted to offer this recently upgraded (in December), spacious detached family bungalow situated at the end of a quiet cul-de-sac. Spacious gravel driveway with ample parking and access to the garage meets you on arrival. The property is also enclosed by a substantial wooden fence that offers privacy and security. The main door is accessed through the wooden gate with pathway leading to the front door. Walk-in to the entrance vestibule that has ample room for shoes and coats with access from here into the hallway.

On the right are two large double cupboards with storage and hanging space and housing an electric meter and laminated wood flooring flows through the hallway. The living room is located on the left and is a generous size with bay front facing windows, laminated wood flooring and feature fireplace. The kitchen/dining room offers a comprehensive range of eye and base level units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Built in dishwasher, new fitted five ring gas hob with extractor hood above. Opposite is the eye level electric oven with built in microwave above, again both new and built in upright fridge/freezer. Further space for a large table and chairs with access to the utility room and rear garden through the patio doors. The utility room has matching cupboards with space and plumbing for washing machine and tumble dryer. A new Worcester Combi boiler has been fitted (December) with another access door to the rear garden.

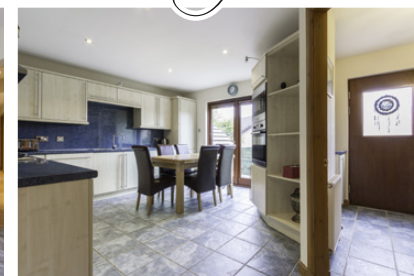
Moving on through the property is the newly refitted four-piece bathroom cleverly laid out with one section housing toilet and sink and the other separate bath and double shower cubicle with wet walls completing this room. Bedroom four or study is next on the left which is a large single room in size with a rear aspect and loft access. Bedroom two is next door and is a double in size with rear aspect and wardrobe.

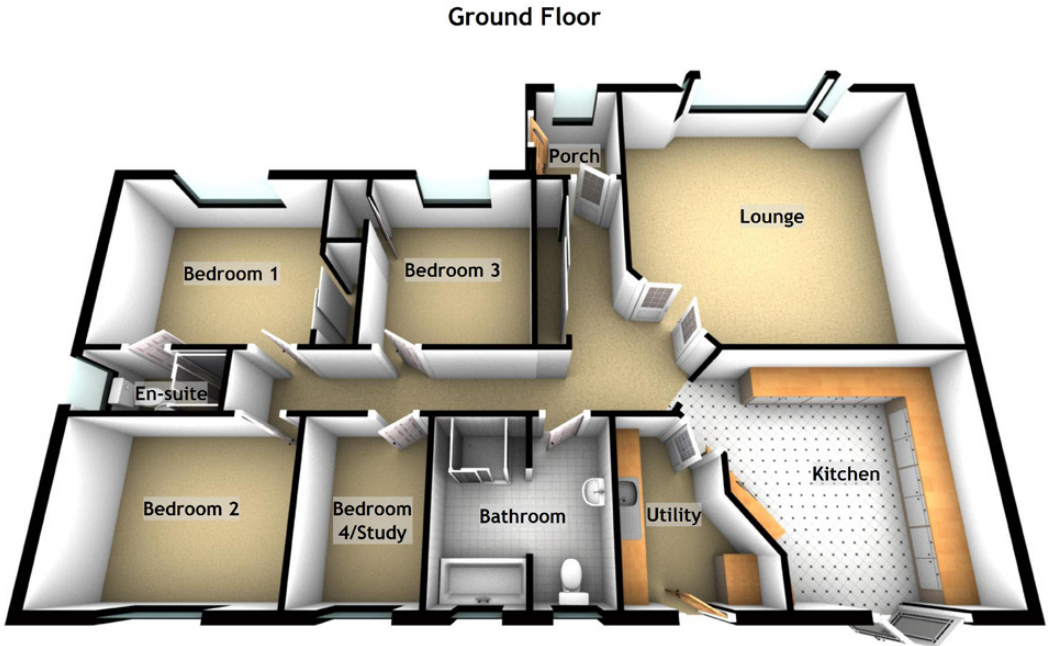
The master bedroom suite enjoys a side aspect with again newly refitted en-suite three-piece double shower room and fitted mirrored wardrobes offering hanging space and shelving. Last by no means least is the third bedroom which is a double in size with front facing windows and fitted cupboard offering storage and hanging space. All bedrooms have been fitted with new underlay and carpets.

Outside, a large garden surrounds the house with a raised patio and decking area at the rear which slopes down to the garden using a ramp. Further decking area to one part with lawned area covering the remainder of the garden with patio running around. There is a shed which is included in the sale. Access to the garage can be found from the rear garden through a personal door with metal up and over door to the front with light and power.



The Kitchen & Dining Room





Approximate Dimensions
(Taken from the widest point)

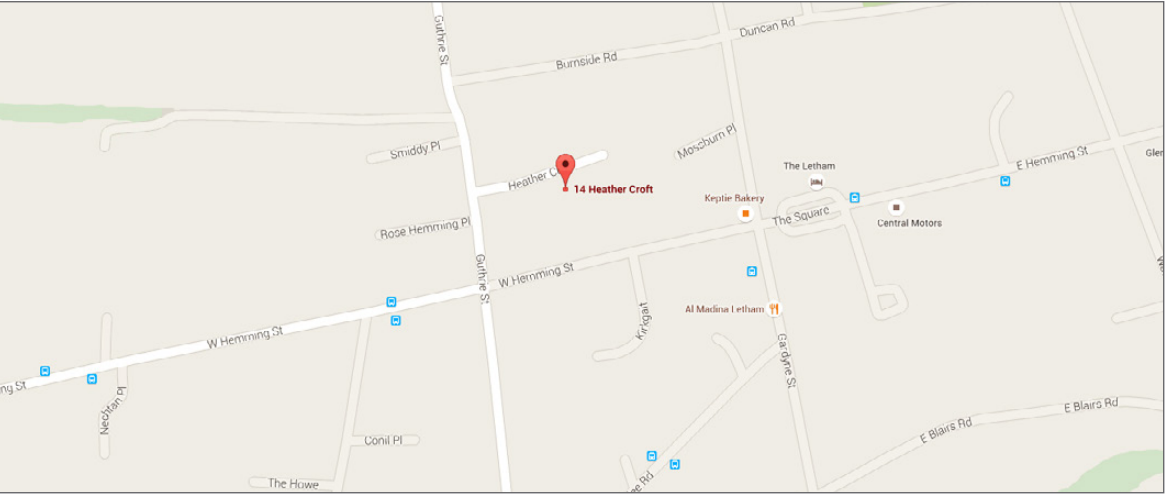
Gross internal floor area (m²)

118m²

Extras
(Included in the sale)

Fitted appliances, shed and floor coverings are included within the sale.

Porch	1.80m (5'11") x 1.50m (4'11")
Lounge	5.30m (17'5") x 5.00m (16'5")
Kitchen	4.75m (15'7") x 3.90m (12'10")
Utility	2.80m (9'2") x 2.30m (7'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
En-suite	2.30m (7'7") x 1.00m (3'3")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.80m (9'2")
Bedroom 4/Study	2.80m (9'2") x 1.90m (6'3")
Bathroom	2.80m (9'2") x 2.70m (8'10")





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