



Detached three bedroom bungalow with double garage & study

Generous plot situated in a non estate location

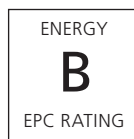
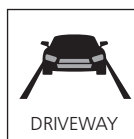


Mansefield Auldbar Road

Letham, Forfar, Angus, DD8 2PD

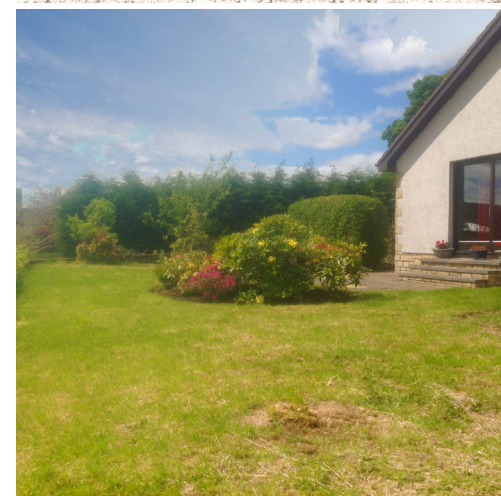


Scan Here!



Near the rolling hills and picturesque coastline of Angus, 10 minutes from Forfar, 15 minutes from Arbroath, 25 minutes from Dundee and only 1 hour from Aberdeen, lies Letham the largest village in the region. With its mix of new, and long-term residents it creates 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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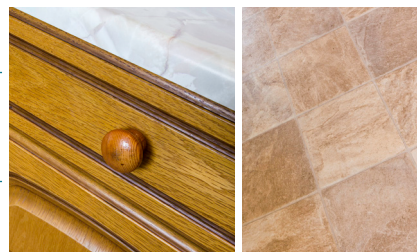
art Exchange available! We're delighted to offer this generous size three bedroom detached bungalow with study, situated on the outskirts of Letham. Approach the property from the large driveway through the door into the entrance vestibule which, with a seating area and double glazed windows, gives an pleasant setting in which to enjoy the morning sun.

The vestibule leads into the entrance hall with access to all rooms. The living room is South facing and located at the front on the left with views over the main garden (to which there is access through French windows) and side garden, it also enjoys a fireplace. Behind the living room and accessed from the hallway is the dining room, with a rear aspect, which then leads into the kitchen with utility room behind. This could be opened up to offer an amazing kitchen/family/dining area. The kitchen has a range of eye and base level cupboards with mixer tap, waste disposal unit and drainer, also built in double oven with adjacent hob and extractor hood above, together with space and plumbing for washing machine and under-counter fridge. Both the dining room

and the utility room have large built in storage cupboards. Moving along the corridor is the first of the bathrooms finished off with a three-piece shower suite with storage cupboard and rear aspect opaque window. Next door is a study or potential bedroom four with a rear aspect. The master bedroom is next, with a fitted double wardrobe offering hanging space and shelving, and access to the en-suite three-piece bathroom suite with rear aspect opaque window. Bedrooms two and three, opposite from the corridor with front South facing windows, one has a single built in wardrobe and the other has a double wardrobe.

The garage access is located at the end of the corridor and opens up to a double length double width garage with potential to convert the rear into further accommodation, with rear aspect window and side access to the garden. The grounds are well proportioned with grassed areas to the front, sides and rear. Large tarmac driveway with ample off-street parking. Garden is enclosed by a mixture of brick walling and hedging. Further patio area located to one side with greenhouse, log storage area and lighting.

Mansefield Culdbar Road

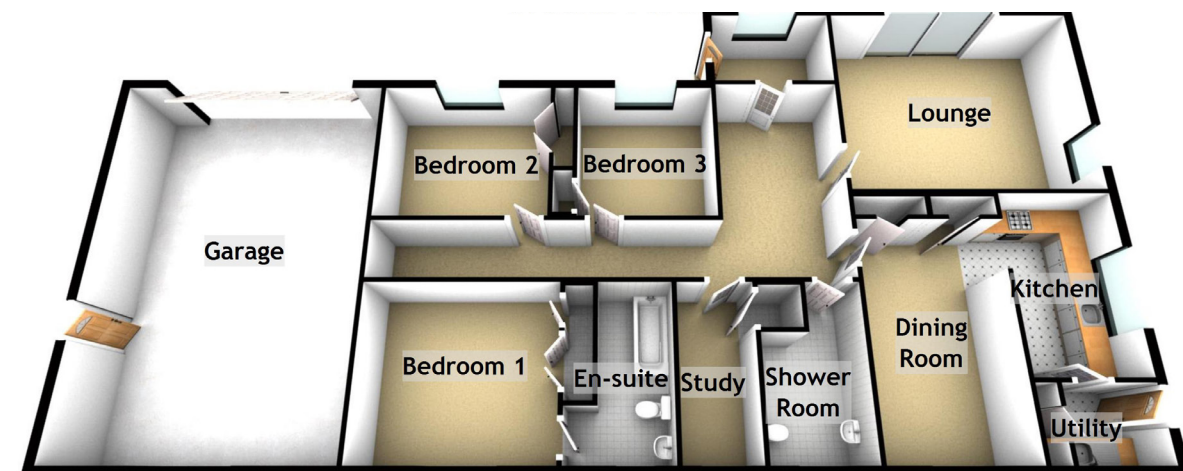


"...the living room is South facing and located at the front on the left with views over the main garden..."





Bedrooms | En-Suite | Shower Room



Specifications

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	3.60m (11'10") x 2.91m (9'7")
Lounge	5.90m (19'4") x 4.30m (14'1")
Dining Room	4.60m (15'1") x 2.90m (9'6")
Utility	2.30m (7'7") x 1.50m (4'11")
Study	3.48m (11'5") x 1.50m (4'11")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
En-suite	3.66m (12') x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Shower Room	3.68m (12'1") x 1.80m (5'11")
Garage	7.90m (25'11") x 5.50m (18'1")

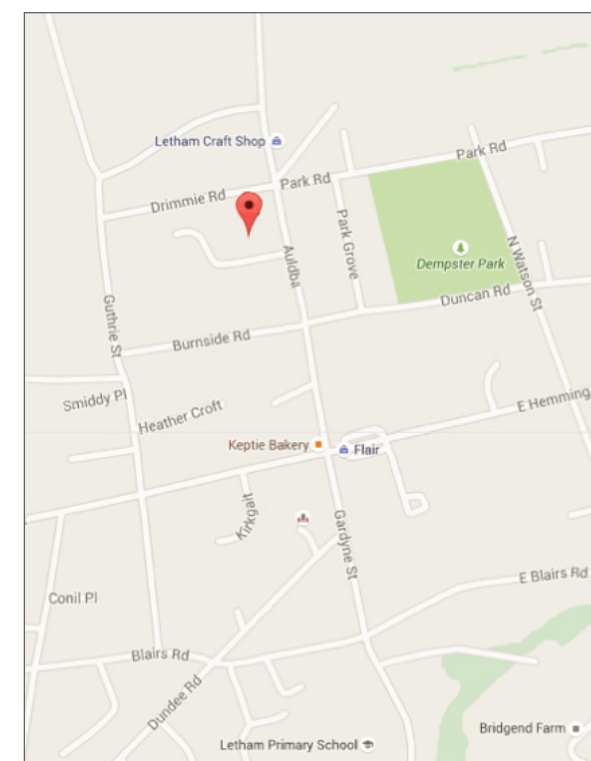
GROSS INTERNAL FLOOR AREA (M²)

134 Square Metres or thereby

EXTRAS

(Included in the sale)

Greenhouse, flooring and fitted appliances are included within the sale.





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Text and description
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