Property for Sale

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5 The Den, Letham, DD8 2PY

- Modern Detached Bungalow
- Vestibule & Hallway
- Lounge
- Kitchen Dining & Utility Room
- Family Bathroom
- 3 Bedrooms
- En Suite Shower Room
- Gas Central Heating, Double Glazing & Solar Panels, EPC B
- Driveway Parking & 1.5 Integral Garage
- Low Maintenance Gardens
- Close to All Amenities

Offers over £300,000

This impressive, modern detached bungalow is situated within the popular village of Letham and enjoys an open outlook to front towards fields and woodland. Letham boasts a broad cross section of social, leisure and consumer facilities including Primary School, Bowling Green, Post Office, Pharmacy, Craft Shop, Public Houses, Beautician, Bakery and Hairdresser. Nearby Forfar and Arbroath offer a wider range of amenities including secondary schooling and major supermarkets with train station at Arbroath. Dundee and most major Angus towns are within comfortable driving distance.

The property is of modern construction and has been built to a high specification throughout. In excellent decorative order throughout the subjects benefit from gas fired central heating with combi boiler, quality Georgian bar double glazing with French doors, large modern, dining size kitchen with solid oak units and separate utility room, the lounge, modern four piece bathroom and large en-suite. Features include solid oak internal doors and surrounds, coving, Karndean flooring in the public areas, oak flooring and wood burning stove in lounge and reproduction cast iron radiators. In addition there are sola panels with a feed in Tarrif.

There is paviour driveway to front leading to the integral one and a half garage with electric door and internal courtesy door. The garden to front is low maintenance. The fully enclosed rear garden has patio area, covered seating area, fruit trees and vegetable beds.

There is a covered patio area with roof and this has been designed to offer further extension if required and subject to all necessary consents.

This is a rare and excellent opportunity to obtain a quality home within a pleasant village location and viewing is essential to fully appreciate the quality of internal finish and location.

Entrance Vestibule: Double glazed exterior door. Karndean flooring. Split pane bevel glass door into hallway.

Hallway: Karndean flooring throughout. Impressive hallway with further double glazed French doors leading to the rear garden.

Lounge: Approx. 5.6m x 5.2m. A bright and spacious public room with two double glazed windows to front enjoying open uninterrupted views towards woodland and fields. Double glazed French doors leading to the rear garden. Oak flooring throughout. Focal point of the room is a wood burning stove with reclaimed brick surround and wooden mantel above.







Kitchen/Dining Room: Approx. 5m x 4m. Modern, quality solid oak fitted kitchen with a range of floor, wall and drawer units. Rangemaster cooker with five ring gas hob and extractor hood. Integral dishwasher and fridge. 1.5 Polycarbonate sink and drainer with mixer tap. Space for large table and chairs. Pull-out storage units. Two double glazed windows to rear courtyard.









Utility Room: Approx. 4.13m x 2m. Modern oak units. Ceramic sink and mixer tap. Cupboard housing central heating boiler. Plumbed for washing machine. Space for tumble dryer and free standing fridge/freezer. Double glazed window and exterior door to rear.

Bedroom 1: Approx. 3.62m x 4m. Spacious double bedroom with double glazed window to side.

Dressing Room: Approx. 1.65m x 1.71m. Built-in shelving. Hanging rail. Light. Hatch to loft.

En-Suite Shower Room: Approx. 3.46m x 1.85m. Extra large en-suite with modern three piece suite comprising WC, wash hand basin and large walk-in shower enclosure with raindrop shower and shower handset mixer. Part tiled. Double glazed frosted window. Extractor fan.






Bedroom 2: Approx. 3.62m x 3.95m. Another spacious double bedroom with double glazed window to side.




Bathroom: Approx. 3.65m x 2.3m. Modern four piece white suite comprising WC, wash hand basin, free standing bath and shower cubicle. Extractor fan. Part tiled. Double glazed frosted windows to side.




Bedroom 3: Approx. 3.56m x 3.16m. Another double bedroom (currently used as an office). Double glazed window enjoying the views to front.




Office: Approx. 3.65m x 1.55m. Double glazed window to side. Integral courtesy door to the one and a half garage.




Garage: Approx. 6.11m (at widest) x 4m. Electric door. Power and light. Staircase to office and main dwelling.

Outside: Paviour driveway leads to the integral garage. Ample parking for multiple vehicles.

Front garden is laid out for ease of maintenance in gravel chip, paving stones and shrubs with sun terrace. Gate access to the rear garden which, again, is laid out for ease of maintenance in gravel chips, patio areas, borders and a covered patio seating area. There is a staircase leading to the upper level of garden ground which has a small timber shed, fruit trees and vegetable bed and bounded by drystane dyke. Log store.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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