



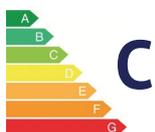
**18 BRACTULLO GARDENS,
 LETHAM, DD8 2XG**

**SUPERIOR
 DETACHED VILLA**



Key Features

- Set within a small select development.
- Spacious Family Accommodation. • Modern tasteful decor throughout.
- Driveway leading to garage, mature garden grounds, with 2 sheds.



5 2 2

**OFFERS OVER
 £280,000**

Property Description

This splendid, well-appointed SUPERIOR DETACHED VILLA has been thoughtfully extended to create additional family accommodation on two levels, and is pleasantly situated within a small select residential development in the very popular and picturesque village of Letham, which enjoys all the usual amenities including primary schooling, hotel, shops, cafe, and parks as well as public transport links to many local Angus towns. This spacious family home has been maintained and decorated to an exceptionally high standard, with many additional attractive features including a stunning master bedroom suite. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows. Hive System in place and a recently installed boiler. There is a neatly laid out garden to the front and a coloured monoblock driveway leads to the garage. The delightful fully enclosed and secluded rear garden is laid out attractively with paving and coloured chipped stones, patio areas with mature shrubs, bushes and rockeries. Two sheds are to be included in the sale. Viewing this home internally is absolutely essential to fully appreciate the space which is on offer.

ACCOMMODATION:

Ground Floor:

Hallway, Lounge, Kitchen, Utility Room, Music Room, Conservatory, 2 Bedrooms & Shower Room

Upper Floor: Master Bedroom with En-Suite, an 1 Further Bedroom

HALLWAY:

This is a spacious and extremely attractive, welcoming Reception Hallway. Cupboards. Laminate flooring. A lovely stairway leading to the upper floor accommodation.

LOUNGE:

Approx. 14' 8" x 11'10". A glazed door leads into this particularly charming, bright and airy generously proportioned room which has been tastefully decorated. A large bay window overlooks the front garden. Corniced ceiling. Laminate flooring.

DINING KITCHEN:

Approx. 12' 11" x 10' 9". A feature of this home is the splendid well-appointed kitchen which has been fitted with floor and wall mounted units in an Oak Shaker style. Ample worktop contrasting worktop surfaces and splash back in a black finish. Electric oven, gas hob with extractor above. Space for fridge freezer. Downlights. Tiled effect flooring. Ample space for table and chairs. Window.

BEDROOM 1:

Approx. 9' 8" x 7' 5". A delightful well proportioned bedroom which overlooks the rear of the property. Laminate flooring.

BEDROOM 2:

Approx. 10' 2" x 10' . A delightful bedroom which overlooks the front of the property. Laminate flooring.

FAMILY SHOWER ROOM:

Approx. 6'4" x 5'11". A freshly decorated room fitted with 2 piece white suite and shower enclosure with wet wall. Chrome wall mounted towel radiator. Window.

UTILITY:

Approx. 9' x 5' 10". Units, tiling and flooring continue from the kitchen. Stainless steel sink and drainer. Plumbed for automatic washing machine and dishwasher. French doors lead into conservatory.



CONSERVATORY:

Approx. 12' 5" x 10' 2". Lovely addition is this superb sized conservatory with views over the garden. Laminate flooring and further set of French doors lead out.

MUSIC ROOM:

The garage has been converted so as the space could be utilised and is currently being used as a Music Room.

UPPER FLOOR:

Spacious bright landing with Velux roof window.

MASTER BEDROOM:

Approx. 17' 2" x 16' 3". A wide corridor, which has been fitted with a wall of mirrored sliding door wardrobes, leads into this excellent sized double bedroom which has two Velux roof windows. Door leads into en-suite.

EN-SUITE:

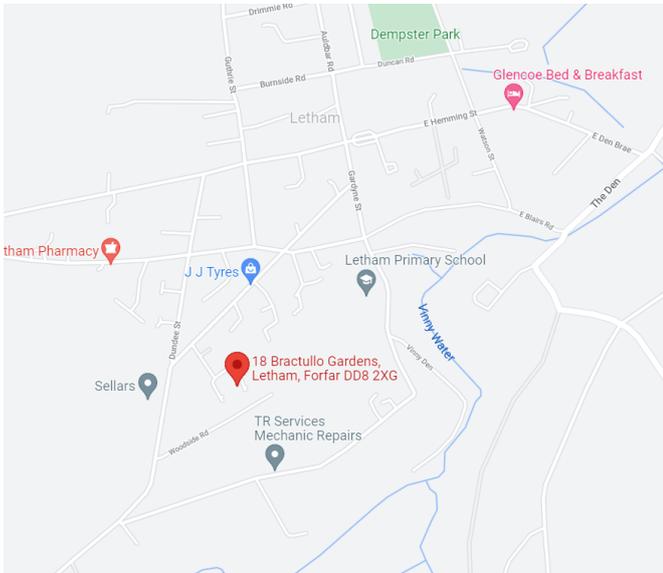
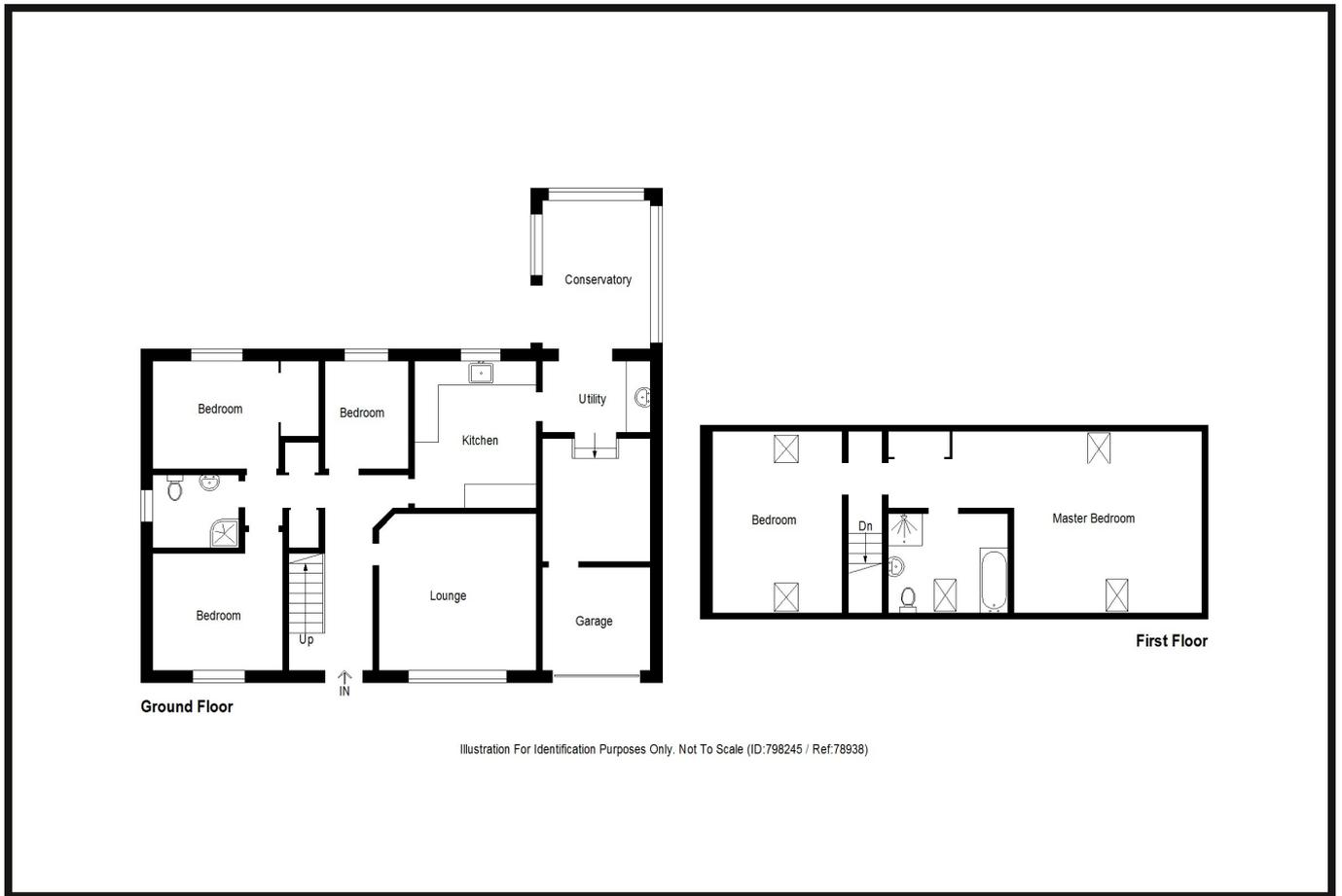
Approx. 9'10" x 9'5". A superb addition is this en suite bathroom which comprises of a 3 piece suite and the added benefit of a separate shower enclosure which is fully tiled. Velux window.

BEDROOM 4:

Approx. 15' 11" x 8' 11". A bright , extremely generous proportioned bedroom with two velux roof windows. Laminate flooring.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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