



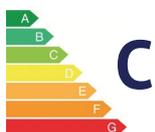
11 KIRKGAIT, LETHAM,  
ANGUS, DD8 2XQ

DETACHED BUNGALOW



## Key Features

- Set within a small select development.
- Spacious family accommodation. • Modern tasteful decor throughout.
- Driveway leading to garage, and carport • Mature garden grounds, with summerhouse & shed



OFFERS OVER  
**£255,000**

# Property Description

This splendid, well-appointed SUPERIOR DETACHED BUNGALOW has been thoughtfully extended to create additional accommodation 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 delightful spacious family home has been maintained and decorated by the owners to an exceptionally high standard, with many additional attractive features including a stunning kitchen with dining area, conservatory and master bedroom suite. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows and will include all carpets, blinds and light fittings. There is a neatly laid out garden to the front with a stone chipped driveway which leads to the garage and adjoining carport. To the rear is a delightful fully enclosed and secluded rear garden is laid out attractively with a seating area, lawn bordered by established shrubs, a raised summerhouse with power and light, water feature, and a wooden shed, with power and light. Viewing this immaculately presented home is highly recommended.

## ACCOMMODATION:

Hallway, Lounge, Kitchen with Dining Area, Conservatory, 3 Bedrooms (Master en-suite), Family Bathroom.

## VESTIBULE:

An attractive vestibule with a tiled floor and access via a glass panel door into the hallway.

## HALLWAY:

This is a spacious and extremely attractive, welcoming reception hallway with a shelved and hanging cloaks cupboard, a shelved airing cupboard and access into a partly floored loft, with power and light, via a Ramsay style ladder. There is a telephone point and radiator.

## LOUNGE:

Approx. 13'9 x 16'5. A glazed door with glass side panel leads into this particularly charming, bright and airy generously proportioned lounge which has been tastefully decorated. There is a feature marble fireplace and hearth incorporating an electric fire, TV point, coving and a radiator.

## DINING KITCHEN:

Approx. 24'5 x 9'8. Entry via a glass panel door. The kitchen area is fitted with modern base and wall units with under unit lighting, and coordinating work surfaces incorporating a white ceramic sink with mixer tap. There is an integrated fridge freezer, dishwasher and washing machine, a stainless steel electric double oven, gas hob and extractor hood above. There is a generous size shelved storage cupboard with room for additional appliances, and a second shelved larder cupboard. There is a breakfast seating area with low level lighting which leads into the dining area. Here there is ample room for dining, a pendant light, 2 modern radiators and double patio doors leading into the conservatory.

## CONSERVATORY:

Approx. 15'8 x 9'9. A delightful well proportioned conservatory which overlooks and gives access out into the rear garden. There is tiled floor, and radiator.



**MASTER BEDROOM:**

Approx. 10'8 x 14'3. A delightful master bedroom with side facing window, a double shelved and hanging wardrobe with sliding mirror doors, coving and a radiator.

**EN-SUITE:**

Approx. 4'6 x 8'9. Front facing shower room with a 2 piece white suite with a separate double shower cubicle housing a power shower. Finished with modern wall and floor tiling, bathroom fitments, Expelair, spotlights, shaver point, mirror and a heated towel rail.

**BEDROOM 2:**

Approx. 12'5 x 12'7. A delightful double bedroom which overlooks the rear garden. There are two double shelved and hanging wardrobes, coving and a radiator.

**BEDROOM 3:**

Approx. 11' x 9'8. A bright spacious front facing bedroom which is presently utilised as an office, with coving and a radiator.

**FAMILY BATHROOM:**

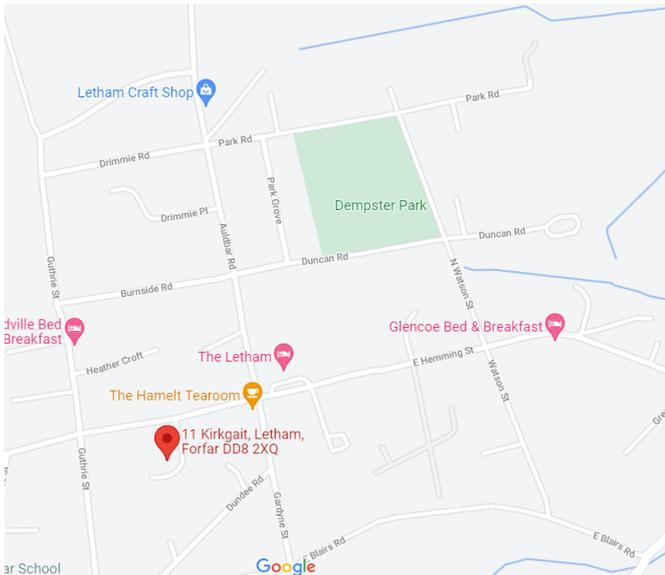
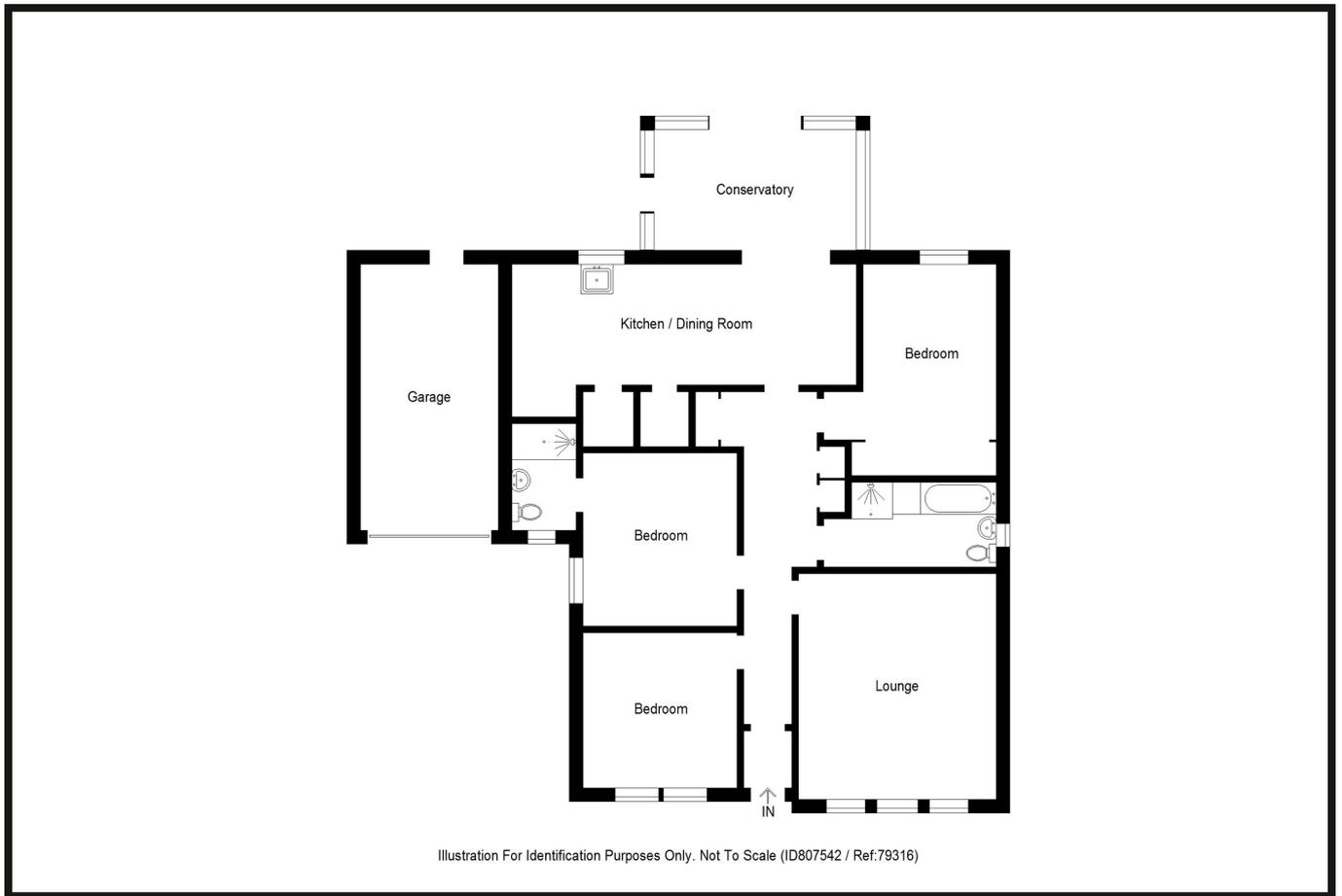
Approx. 12' 7 x 6'5. A spacious side facing family bathroom with a 3 piece suite and a separate shower enclosure housing a power shower. It is tiled to the shower area and to dado height, there is a bathroom cabinet with light, Expelair, heated towel rail and a tiled floor.

**GARAGE:**

Approx. 9'9 x 19'4. A generous size garage with an up and over door, power points and light, which houses the gas central heating boiler.



# 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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