

# Connelly Yeoman



**2 MAINS OF LETHAM COTTAGES,  
ST VIGEANS, ARBROATH, DD11 4RF**

**SEMI DETACHED COTTAGE**



- Attractive semi-detached country cottage in a peaceful rural
- Ideally located close to local amenities, with rolling countryside views
  - Oil fired central heating and double glazing
- Low maintenance front and rear garden with a long driveway and single garage



OFFERS OVER  
**£190,000**

# Property Description

Enjoying a peaceful rural setting within the beautiful Angus countryside, 2 Mains of Letham Cottage is an attractive SEMI DETACHED COTTAGE offering comfortable accommodation with charming open views over the surrounding rolling fields. The property comprises two well-proportioned double bedrooms, a welcoming lounge, kitchen and family bathroom, providing an appealing layout for a range of buyers. Externally, the cottage benefits from both front and rear gardens, together with a private driveway providing parking and access to a single garage. The combination of its picturesque countryside setting, manageable accommodation and useful outdoor space makes this an appealing opportunity for those seeking a quieter lifestyle while remaining within easy reach of the amenities of nearby Arbroath. The property is situated in the sought-after rural area of St Vigeans, immediately to the north of Arbroath. St Vigeans offers a peaceful village environment, with the historic village, St Vigeans Church and the renowned St Vigeans Sculptured Stones Museum close by. Arbroath is readily accessible and provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities, professional services and healthcare. Local schools include primary provision within Arbroath, with secondary education also available in the town. The surrounding Angus area offers excellent opportunities for walking, cycling and enjoying the countryside, while the coastal town of Arbroath provides access to the seafront and harbour. The location therefore provides an attractive balance between rural living and convenient access to established town amenities.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, BEDROOM 1, BEDROOM 2, BATHROOM AND INNER HALLWAY**

## **ENTRANCE HALLWAY:**

Entering into the cottage through the front door and into a welcoming hallway which has wood effect flooring, high ceilings and a cupboard on the wall, housing the electrics.

## **LOUNGE:**

Approx. 17'2 x 11'9. A glass panelled door leads from the hallway into the lounge which has wood effect flooring, high ceilings with down lights, neutral décor and recessed shelving with feature lighting.

## **DINING KITCHEN:**

Approx. 13'9 x 9'3. Fitted with a range of modern high gloss base and wall units with coordinating worksurfaces incorporating a composite sink with mixer tap with a window overlooking the garden above. Integrated appliances include an electric oven with four burner induction hob with extractor above, fridge freezer, microwave, dishwasher and washing machine. There is ample space for a dining table and chairs. A ceiling hatch provides access to the loft space.

## **REAR HALLWAY:**

Leading from the kitchen, the rear hallway has wood effect flooring and ceiling down lights. There is side door access out to the driveway and back garden.



**FAMILY BATHROOM:**

Approx. 9'8 x 5'9. Fitted with a three piece white suite with a free standing bath, wash hand basin and WC. There is a separate shower enclosure housing a rainfall mains shower which is wet wall lined, a chrome heated towel rail and wall mounted mirror.

**BEDROOM 1:**

Approx. 17'2 X 12'4. A good sized double bedroom with carpeting to the floor, high ceilings and neutral décor.

**BEDROOM 2:**

Approx. 8'1 x 11'4. With wood effect flooring and a window overlooking the rear garden.

**GARDENS & GARAGE:**

To the front the garden has been laid to chip stone with a low wall surrounding and a driveway entered via double rough iron gates with parking for two to three cars and access to the rear garden which has been laid to lawn with a low wall and views across the fields and countryside beyond. The oil tank is to be found at the rear of the property and a single garage which has power, light and a tap.



# Property Professionals

GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropac 2009.



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.

**Connelly  
Yeoman**

**tspc**

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100  
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347  
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA