Connelly Yeoman



7 WEST HEMMING STREET, LETHAM, DD8 2PU

END TERRACED COTTAGE







- A bright and well maintained two bedrooms semi detached cottage
- Located in a popular village of Letham
- Gas central heating and double glazing
- Substantial private rear garden with mature fruit trees



2 1 1

OFFERS OVER

£155,000

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Property **Description**

A charming two-bedroom end-terraced cottage, ideally situated within the popular village of Letham. The property offers comfortable and well-proportioned accommodation on one level. It has the benefit of gas cental heating and double glazing and a substantial private rear garden with mature fruit trees and shrubs. With its attractive cottage character and end-terraced position, 7 West Hemming Street is a property worthy of early viewing.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, BEDROOM 1, BEDROOM 2, BATHROOM, INNER HALLWAY AND UTILITY ROOM

ENTRANCE HALLWAY: The inner hallway is carpeted with a high level cupboard containing the electric fuse box and a large cupboard with hanging rail and shelving.

LOUNGE: Approx. 10'7 x 17'3. Dual aspect windows allow light to flood into this generously sized lounge which has neutral décor and a hatchway leading into the dining kitchen.

DINING KITCHEN: Approx. 11'9 x 15'9. The dining area is carpeted with a front facing window. The kitchen is fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven with four burner hob and space for an under counter fridge and freezer. The central heating boiler is housed in the kitchen.

REAR HALLWAY: There is a door accessing the street and second door which leads out to the private rear garden. A ceiling hatch provides access to the loft space. Steps lead down to a utility area.

UTILITY ROOM: Approx. 9'3 x 4'7. With counter tops and space for a washing machine and tumble dryer. Vinyl flooring and a rear facing window.







BEDROOM 1: Approx. 10'1 x 15'1. A good sized double bedroom overlooking the front of the property with ample space for furnishings.

BEDROOM 2: Approx. 8'2 x 13'11. With carpet to the floor and over looking the rear garden, also has a ceiling hatch providing access to the loft.

BATHROOM: Approx. 6' x 7'10. Comprising of a three piece suite with an electric power shower above the bath, bath is wet wall lined, vinyl flooring, a heated towel rail and an opaque window overlooking the back garden.

GARDEN: Entry to the property is via a front door which is directly on the street. To the rear is a substantial mature garden with fruit trees and shrubs. A decked area provides space for outdoor furnishings and there is a drying area with poles.

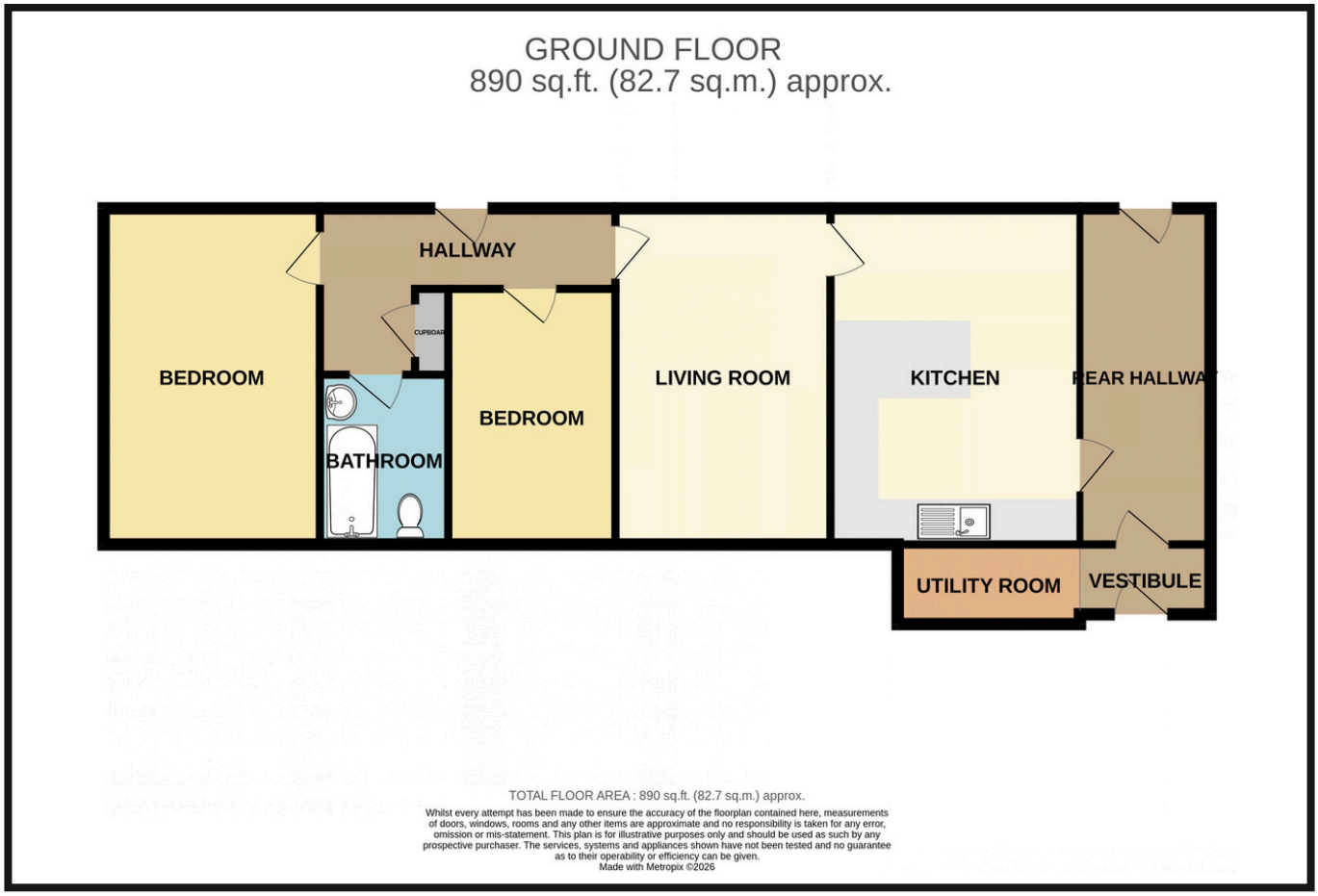


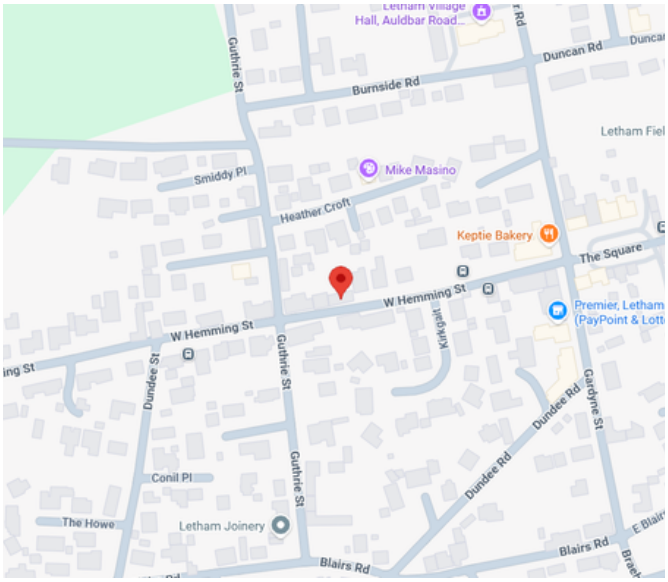






Property Professionals





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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