



Fairhill Care Home, 3 Fletchers, Letham
Grange, Arbroath, DD11 4QT

Fairhill Nursing Home, which was established in 2006, is a detached bungalow which has been adapted throughout for care service use. Situated within its own substantial grounds offering stunning views over the golf course and countryside beyond.

The present owners have built up an enviable business offering 24 hour personal care home with the capacity for 3 residents with specialist care in dementia.

Accommodation comprises: reception hall with all accommodation leading off. Spacious communal lounge with uninterrupted views over the mature gardens. Double glazed doors leading to patio area. Quality furnishings which are included in the sale. Dining kitchen fitted with integral appliances which are also included in the sale. Well-appointed utility room. Office complete with working desks, chairs, filing cabinets and matching book cases. Dining room/family room which could be utilised by owners for visiting families. 3 ensuite resident rooms fully compliant with operational hoists. Spacious ensuite double room with open views, which is currently utilised as owners accommodation. Visitors/Family bathroom with 3 piece suite.

Externally there is ample off street parking.

For additional information including fee rates, inspection reports and trading information please contact Thorntons Property Services Arbroath.

- Reception Hall
- Residents Lounge
- Dining Kitchen
- Utility Room
- Office
- Dining Room/Family Room
- 3 Ensuite Resident Rooms
- Owners Master Bedroom with Ensuite
- Visitors/Family Bathroom
- Open Views from All Rooms
- Double Glazing, Central Heating
- EPC Rating D



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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