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Thorntons 
The right way to move



4 Nechtan Place

| Letham | DD8 2LA

Offers Over £250,000

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We are delighted to bring to the market this generously proportioned detached bungalow which is located at the far end of a small cul-de-sac and enjoys a degree of privacy and seclusion. This well appointed family home benefits from double glazing, electric central heating and will be sold with floor coverings and blinds included.

The versatile accommodation comprises: lounge, family/dining room/office, dining kitchen, utility room, formal dining room/bedroom 5, 4 double bedrooms-each with fitted wardrobes, master with en suite shower room and a dressing area/study and a spacious shower room. There are ample storage facilities throughout the property-including within the large attic area. Externally the driveway provides parking and access to the detached double garage. There are low maintenance private gardens surrounding the property with lawns and a large wood decking patio.

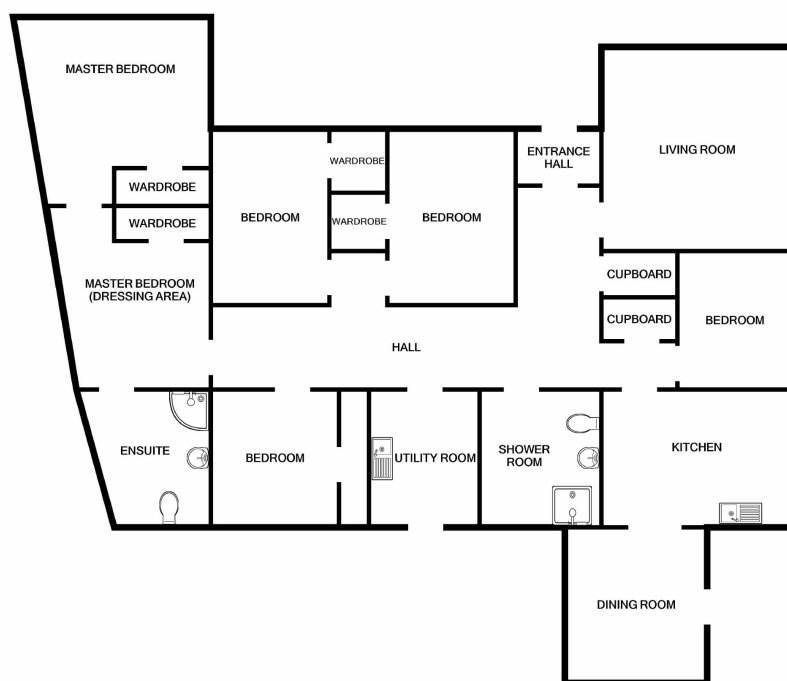
The popular Angus village of Letham boasts a primary school, public transport, recreational facilities and has easy access to the market town of Forfar. Early viewing is highly recommended.

- Detached Bungalow
- Cul-de-sac Location
- 3 Public Rooms
- 4 Double Bedrooms (1 E/S)
- Dressing Area/Study
- Dining Kitchen & Utility
- Shower Room
- D/G & Electric CH; EPC - E
- Double Garage & Driveway
- Private Gardens





Lounge	21'3 x 15'4	6.48m x 4.67m
Family/Dining Room	15'5 x 14'3	4.70m x 4.34m
Dining Kitchen	20'8 x 11'5	6.30m x 3.48m
Utility Room	12'1 x 5'10	3.68m x 1.78m
Dining Room/Bedroom 5	16'6 x 10'5	5.03m x 3.18m
Master Bedroom	15'4 x 14'5	4.67m x 4.39m
En Suite Shower Room	11'2 x 7'3	3.40m x 2.21m
Dressing Area/Study	11'2 x 10'5	3.40m x 3.18m
Bedroom 2	15'0 x 11'5	4.57m x 3.48m
Bedroom 3	15'5 x 10'8	4.70m x 3.25m
Bedroom 4	15'5 x 9'8	4.70m x 2.95m
Shower Room	11'4 x 7'2	3.45m x 2.18m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
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