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Thorntons 
The right way to move



49 Dundee Road
| Letham | DD8 2PP



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Offers Over £90,000

This is an excellent opportunity to obtain an end terraced villa which provides spacious accommodation over two floor levels.

The subjects benefit from double glazing, electric heating and will be sold with floor coverings (where fitted) included. The accommodation comprises: lounge, kitchen, dining area/rear porch, 2 double bedrooms and a shower room. There are ample storage facilities throughout the property - including within the attic area. The subjects are in need of some modernisation which is reflected in the asking price.

Externally there are low maintenance gardens to the front, side and rear with a useful shed, greenhouse and access gate to Vinney Place.

The popular village of Letham boasts a wide range of facilities including a primary school, shops, public transport, recreational facilities and has easy access to the market town of Forfar and the cities of Aberdeen and Dundee.

Early viewing is highly recommended.



- End Terraced Villa

- Lounge

- Kitchen

- Dining Area & Rear Porch

- 2 Double Bedrooms

- Shower Room

- D/G & Electric CH

- EPC - G

- Private Gardens

- Greenhouse & Shed





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 misstatement. 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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Lounge	14'0 x 13'10	4.27m x 4.22m
Kitchen	9'8 x 8'3	2.95m x 2.51m
Dining Area	7'0 x 4'9	2.13m x 1.45m
Rear Porch	11'9 x 5'11	3.58m x 1.80m
Bedroom 1	14'3 x 10'7	4.34m x 3.23m
Bedroom 2	12'2 x 10'8	3.71m x 3.25m
Shower Room	8'0 x 4'8	2.44m x 1.42m

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