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1 Lethnot Road

| Edzell | DD9 7TG



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Offers Over £95,000

An excellent opportunity has arisen to obtain a well maintained main door 1st/top floor upper end terraced divided stone villa which is located in a prime location, close to Edzell Muir, with all local amenities to hand.

The subjects are in tasteful decorative order, benefit from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated electric hob, oven and extractor hood, washing machine and fridge included.

The spacious accommodation comprises: entrance hall, spacious lounge with dining area, breakfast kitchen, 2 bedrooms and a modern bathroom suite. There are ample storage facilities throughout the property - including within the attic area.

Externally there is a useful outhouse and access to the shared bin storage area and washing line.

A wide range of facilities include shops, restaurants, recreational facilities and there is easy access to the picturesque Angus Glens and surrounding towns and villages.

Early viewing is highly recommended.



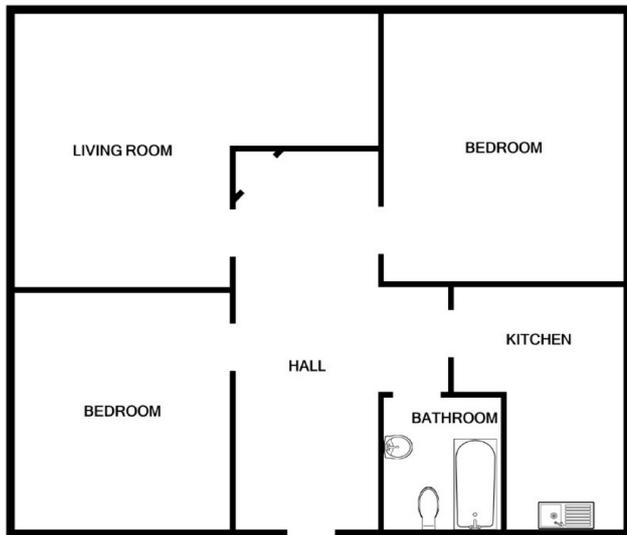
- Main Door 1st/top Floor
- Upper Half Divided Villa
- Pleasant Views
- Lounge

- 2 Bedrooms
- Breakfast Kitchen
- Bathroom
- Gas CH & D/G, EPC - C





Lounge	17'2 x 12'0	5.23m x 3.66m
Bedroom 1	10'2 x 9'7	3.10m x 2.92m
Bedroom 2	13'2 x 7'6	4.01m x 2.29m
Breakfast Kitchen	9'6 x 8'10	2.90m x 2.69m
Bathroom	5'8 x 5'7	1.73m x 1.70m



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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