

Simple Approach



**2A Dundee Road, Letham
DD8 2PP**

Offers in the region of £314,995

This beautifully presented spacious detached house on Dundee Road, Letham, Angus offers an ideal blend of space, comfort, and modern living. The property features a bright and generously proportioned lounge, a sizeable fitted kitchen with Italian Stoccoto flooring, Cuisine Master gas cooker, brand-new dishwasher and plentiful storage, a formal dining room, and a conservatory leading to the patio and mature gardens. On the ground floor, the home benefits from a well-appointed bedroom with an ensuite shower room, offering flexibility for guests or multi-generational living. Upstairs, there are three further bedrooms, including a master with ensuite facilities including a jacuzzi bath with shower overhead, marble tiles on the floor and on back wall, along with a modern family bathroom. The property is enhanced by gas central heating and double glazing throughout, ensuring year-round comfort. Externally, it boasts a private driveway with double garage (with potential) an extensive drive port as well as well-maintained garden, providing excellent outdoor space for relaxation and entertaining. This detached home represents a superb opportunity for families seeking a spacious and versatile residence in a sought-after location.

Lounge

14'4" x 21'6" (4.38 x 6.57)

Conservatory

16'7" x 10'3" (5.07 x 3.13)

Dining Room

13'6" x 10'10" (4.13 x 3.31)

Kitchen

16'3" x 13'5" (4.97 x 4.11)

Downstairs Bedroom (Bedroom Four)

9'9" x 8'9" (2.98 x 2.67)

Ensuite

3'7" x 10'2" (1.11 x 3.12)

Downstairs Study

4'0" x 5'0" (1.23 x 1.54)

Master Bedroom

13'6" x 10'8" (4.14 x 3.26)

Ensuite Bathroom

4'2" x 13'6" (1.28 x 4.13)

Bedroom Three

9'3" x 11'5" (2.82 x 3.50)

Bedroom Two

11'5" x 9'0" (3.50 x 2.76)

Bathroom

9'8" x 12'0" (2.96 x 3.67)

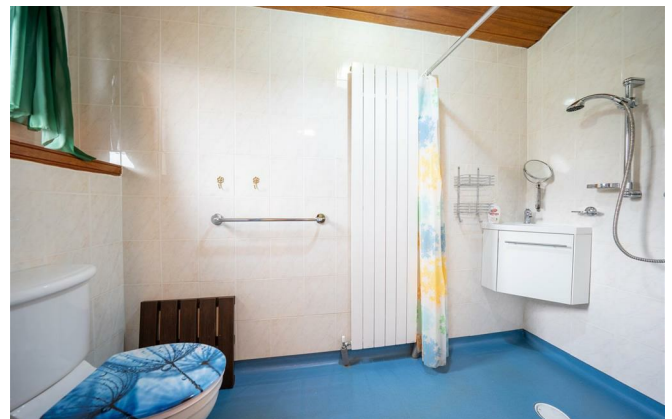
Garage

19'8" x 17'0" (6 x 5.2)





- Blinds fitted throughout
- Entire downstairs is wheelchair accessible, with stairlift available if required
- Detached house Featuring Spacious Accommodation Throughout
- Four generous bedrooms (one downstairs and three upstairs)
- Two ensuite's
- Sought after location
- Gas central heating & double glazing throughout
- Private driveway
- Ideal family home





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		