



9 GUTHRIE STREET, LETHAM, DD8 2PS
OFFERS OVER £275,000



HOME REPORT VALUATION **£275,000**

EPC RATING **D**



Located within the sought-after Angus village of Letham, this substantial detached bungalow occupies a generous and beautifully maintained plot with extensive parking, impressive outbuilding and a large detached garage. Letham is one of Angus' largest villages and is well regarded for its strong sense of community, range of local amenities and convenient access to Forfar, Arbroath and Dundee. Offering spacious and versatile accommodation all on one level, this exceptional home is ideally suited to a variety of purchasers seeking peaceful village living combined with outstanding indoor and outdoor space.

A large entrance gate opens to the driveway providing ample off-street parking and leading to the substantial detached garage. The property is entered via an entrance vestibule finished with tiled flooring, with a glazed timber door and matching side panel opening into the central hallway.

To the front of the property, the exceptionally spacious lounge enjoys a large picture window allowing natural light to flood the room. A charming wood-burning stove with timber mantel forms the focal point of the space, complemented by original wooden flooring, an attractive ceiling rose and a Georgian-style door, all adding to the character and appeal of the room.

Also positioned to the front is the principal bedroom, a generous double room featuring a large window, three built-in wardrobes and decorative dado rail. The room benefits from an en-suite shower room with laminate flooring, a corner shower cubicle, concealed WC and wash hand basin unit, a useful storage cupboard and a curved heated towel rail. Bedrooms two and three are located towards the centre of the property, both offering comfortable accommodation and finished with carpet flooring. One bedroom further benefits from two built-in wardrobes, providing excellent storage.

To the rear, the spacious dining kitchen offers ample room for family dining and is fitted with an extensive range of wall and base units providing excellent storage and workspace. Integrated appliances include a grill, oven, gas hob and extractor hood, while further features include a tiled splashback, linoleum flooring, space for white goods and a rear-facing window overlooking the garden. Double doors from the kitchen lead into the impressive sunroom, a bright and versatile living space flooded with natural light from bi-fold doors to the rear, sliding doors opening onto a private patio area and an additional large window. This room creates an effortless connection between the indoor living accommodation and the beautifully landscaped garden beyond.

The utility room offers further practicality with tiled flooring, three storage cupboards, base units, space for white goods, a door to the garden, partial wet wall surround and a rear-facing window. The shower room is fitted with linoleum flooring, a walk-in shower, WC, wash hand basin with storage drawers below, wet wall panelling and a heated towel rail.

Externally, the property continues to impress. The enclosed gardens have been meticulously maintained and thoughtfully landscaped to create a private and tranquil outdoor environment. A pathway surrounds the property, while a secluded patio area adjoining the sunroom is sheltered by mature shrubs and includes a gate leading to the front garden. The rear garden features a lawn, mature shrub borders, established flowerbeds, decorative stone-chip pathways, a patio seating area and an attractive pond, creating a wonderful setting for relaxing and entertaining. A substantial outbuilding within the rear garden is divided into three separate areas and currently utilised as a workshop with base units, a wood store complete with workbench and shelving, and a garden room, offering excellent versatility for hobbies, storage or home working. A ramp provides convenient access from the garden down to the driveway and the impressive detached garage, which benefits from both water and electricity supplies, making it an outstanding space for vehicle storage, workshops or a variety of other uses.



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