

9 Duncan Road, Letham, Angus, DD8 2PN



Offers Around £70,000 Home Report Available

End terraced bungalow within the Village of Letham. Letham boasts a range of amenities with a number of shops, a pharmacy, and a primary school. Nearby Forfar and Arbroath offer a broader range of shopping, leisure and recreational facilities and Dundee is within comfortable driving distance. Whilst in need of a degree of modernisation, 9 Duncan Road would make a good first time buy or retirement property.

Accommodation comprises:- Living Room, Kitchen, Bedroom, Shower Room.

Outside:- Drying green, hedges, gravelled patio area to the rear, planting down the side of the property. Communal pathway to front. South facing garden with shed, borders and lawn.

Electric heating, Double Glazing, Energy Performance Rating:- E



71 CASTLE STREET
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Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.



ENTRANCE

Glazed wooden door to entrance hall. Carpeted flooring, electric heater and hatch to loft. Access from hall to Living Room, Shower Room and Bedroom. 2 x storage cupboards. Window to the side.



KITCHEN (2.30m x 2.88m)

Fitted kitchen. Plumbed for washing machine, vinyl flooring, fan heater. Window to the rear.



LIVING ROOM (4.60m x 3.45m)

Bright room with window to the front. Tiled fire place, storage cupboard and electric heater. Door to Kitchen.



SHOWER ROOM (2.46m x 1.94m)

Walk in shower, WC, sink. Vinyl flooring, electric heater. Window to the rear



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BEDROOM (3.53m x 3.08m)
Double bedroom with window to the front.
Electric heater.

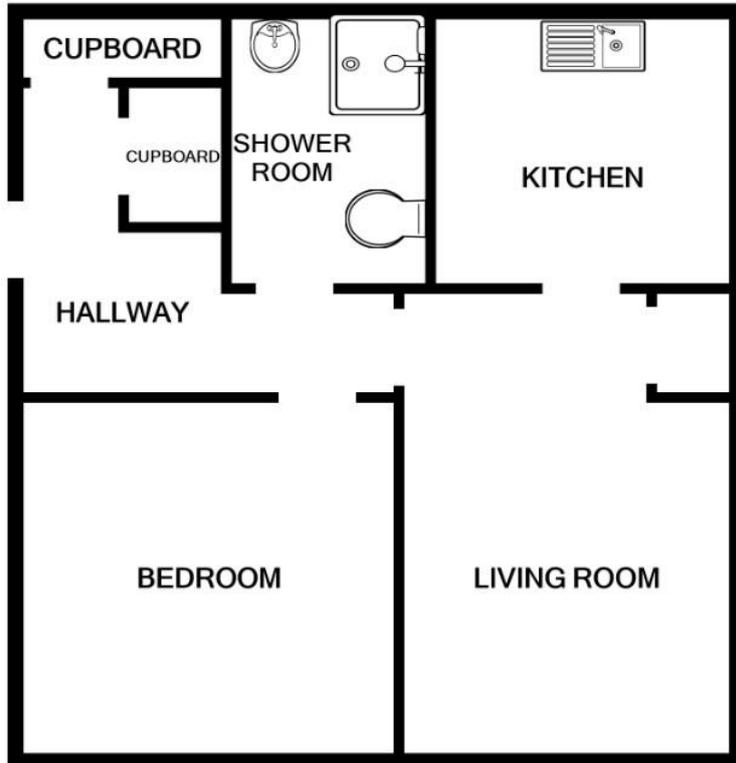
OUTSIDE

The rear garden incorporates a drying green and gravelled patio area with shrubs along the side of the property. To the front there is a communal pathway to other properties then down a few steps to the garden which is laid in lawn with shrub borders. Timber shed.



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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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ENTRY: By negotiation

VIEWING: By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG
Tel 01307 463593



Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.

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