

6 Guthrie Street, Letham, Angus, DD8 2PS



## Offers Around £200,000

This detached chalet style cottage is situated in the popular Angus village of Letham. Letham boasts a range of amenities including primary school, shops, hotel, bowling green, hairdressers and pharmacy. Nearby Forfar and Arbroath provide a full range of social, leisure and consumer facilities and Dundee and most major Angus towns are within comfortable driving distance.

Accommodation comprises:- Living Room, Kitchen, 3 Bedrooms, Bathroom, Box room.

Outside:- Externally the large garden comprises a drying area and an easily maintained low maintenance front garden. All areas are laid in gravel. There is a greenhouse, 2 timber sheds, 1 brick-built store and a summer house. There is a drive at the rear of the property suitable for several vehicles.

Fischer Electric heating, Double Glazing, Energy Performance Rating:- F



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH

UPVC door into small hall. Access from hall to Living Room and Bedroom, vinyl flooring.

## LIVING ROOM (4.81m at widest x 4.32m)

Bright room to the front of the property, vinyl cushion flooring. Window to the front and small one to the side. Electric fire and radiator. Door to kitchen, door to box room and stairs to first floor.



## BOX ROOM (1.76m x 1.01m)

Small room with storage cupboard, window to the rear, fan heater and carpeted floor.

## KITCHEN (2.63m x 3.00m)

Fitted kitchen with modern floor and base units. Integrated fridge, space for washing machine and cooker. Room for a small table and chairs. Dual aspect windows both to opposite sides. Door to hall, bathroom and another front entrance.



## BATHROOM (1.82m x 2.50m)

3 Piece bathroom suite sink unit, WC, Bath with electric shower, carpeted flooring, electric fan heater, window to front and radiator.



## BEDROOM ONE (3.70m x 3.74m)

Double room with build in wardrobes, window to the front, vinyl cushion flooring and radiator.



## First Floor

Access to first floor via stairs from living room, small landing with eaves storage.



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## **BEDROOM TWO** (3.11m x 3.16m)

Bright room to the front with storage cupboards in the eaves, carpet flooring and radiator



## **BEDROOM THREE** (3.11m x 3.60)

Another bright room with window to the front and small one to the side, eaves storage, carpet and radiator.



## **OUTSIDE**

Externally the garden is split in two, a drying area and an easily maintained low maintenance front, all areas are laid in gravel. There is a greenhouse, 2 timber sheds, 1 brick-built store and a summer house. There is a drive at the rear of the property suitable for several vehicles



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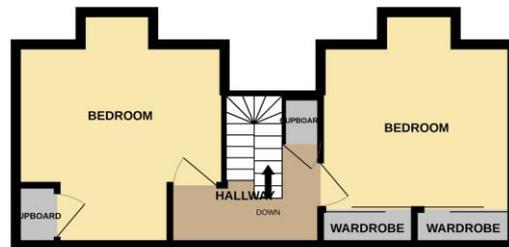
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GROUND FLOOR



1ST FLOOR



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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**VIEWING:** By appointment with the subscribers,  
MacHardy, Alexander & Whyte, 01307 463593

**ENTRY:** By negotiation

Whilst these particulars are believed to be correct  
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