



Thorntons 
The right way to move

18 Idvies View, Letham

Forfar, Angus, DD8 2DU





This modern four/five-bedroom detached house is on the quiet rural fringes of Letham village, approximately five miles east of Forfar and just 30 minutes' drive from Dundee. Benefiting from attractive décor and generous accommodation, this upgraded family home further boasts flexible accommodation, ample built-in storage, and three washrooms. It also features an integral garage and well-maintained gardens, including a southerly-facing rear garden.

The home's 1.5 entrance door provides easy access for large items or wheelchairs, opening into a beautiful hall with under-stairs storage and a WC. Double doors lead from here into a spacious living room that is enhanced by elegant décor and a bay window. Another set of double doors extend into a sizeable dining kitchen – perfect for family gatherings. Providing a generous dining area and ample kitchen space, it also leads out into the garden via French doors. The kitchen itself has excellent cabinet storage and luxury worktops, framed by hand-designed and crafted glass/ceramic splashbacks by a local artist. It comes with quality integrated appliances.

Features

- Generous modern detached house
- Peaceful setting in Letham village
- Welcoming hall with under-stairs storage
- Spacious living room with a bay window
- Generous dining kitchen with garden access
- Three double bedrooms with wardrobe storage
- Single bedroom with double-storage space
- Fifth double bedroom/two-person office
- High-spec en-suite shower room
- Family bathroom with overhead shower
- WC with fitted storage and counterspace
- Well-maintained front garden
- Large, southerly-facing rear garden
- Private driveway and integral garage
- Gas central heating and double glazing



“An inviting family home with up to five bedrooms, multi-car private parking, and a south-facing enclosed garden.”





A utility room neighbours, providing an integrated microwave and pull-out larder, space for a washer and access to the garage. All the downstairs flooring is solid oak, with Karndean flooring in the kitchen and utility area. A versatile double bedroom, currently organised as a two-person home office, completes this level. Upstairs, a landing offers a double-door cupboard and attic access before connecting to the main bedrooms. These consist of the principal suite, with a walk-in cupboard, two further double bedrooms with built-in storage, and a single bedroom with double-storage space. The principal bedroom also boasts an ensuite equipped with an Insignia Premium Quadrant Steam Shower Cabin, fitted units and integrated toilet. The bedrooms, landing, and staircase are all carpeted for optimal comfort. A modern family bathroom, with a tiled over-bath shower, completes the home. The property has gas central heating and double glazing. Outside, the home has a southerly-facing rear garden that is fully enclosed. It features multiple patio areas, a large section of artificial grass, and a garden shed. A private driveway and integral garage provide generous parking.

Extras: included are all fitted floor coverings, integrated window blinds, light fittings, and integrated appliances (integrated Bosch dishwasher, Neff steam/microwave combi oven, Neff oven, Cople heated drawer and Bosch fridge, as well as a drawer unit with integrated Neff induction hob and an extraction unit). A hot tub and main bedroom Nolte wardrobes are available by separate negotiation.





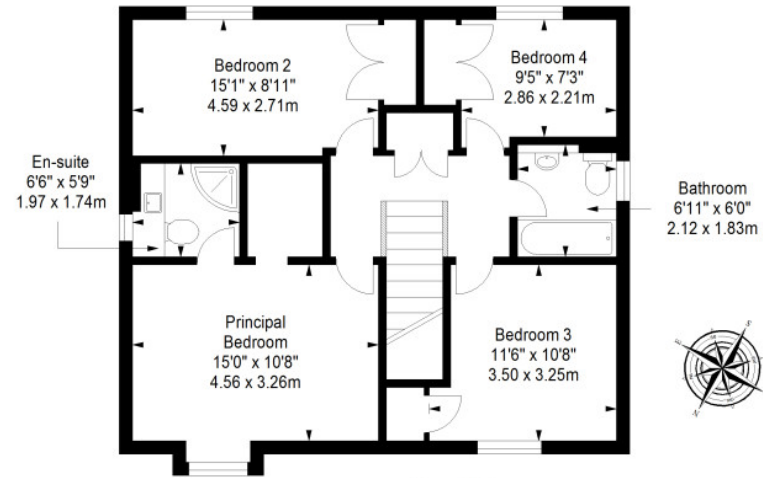
Letham, Forfar

Surrounded by beautiful open countryside, Letham is a picturesque and peaceful village. It offers a sought-after semi-rural lifestyle and the convenience of being just 30 minutes by car from the city of Dundee, where all your shopping and recreational needs are met. Closer to home, providing even greater convenience, is the town of Forfar. Roughly a ten minutes' drive away, Forfar has a fantastic selection of amenities, including several major supermarkets, high-street stores, independent retailers, and a wealth of restaurants, bars, pubs, and takeaways, ensuring every taste is catered for. Forfar also offers excellent everyday services including medical centres, pharmacies, a Post Office, banks, petrol stations, hairdressers, barbers, beauty salons, several veterinary clinics, and several car and tyre garages. For families, animal owners, and exploring the outdoors, Letham has its own public park, with additional children's play parks in Forfar. Nearby Forfar Loch Country Park also offers scenic routes for walking, running, cycling, and horseback riding, as well as picnic areas and children's nature clubs. For those who prefer to stay indoors for fitness, there are independent gyms and sports clubs in Forfar, as well as a leisure centre with a gym, swimming pool, sauna and steam room, exercise classes, sports pitches, and a soft play centre for younger family members. Letham has a local primary school, with secondary schooling provided at Forfar Academy and a number of independent facilities nearby. Letham is served by excellent bus and road links, with nearby train stations at Arbroath and Dundee.

Floorplan

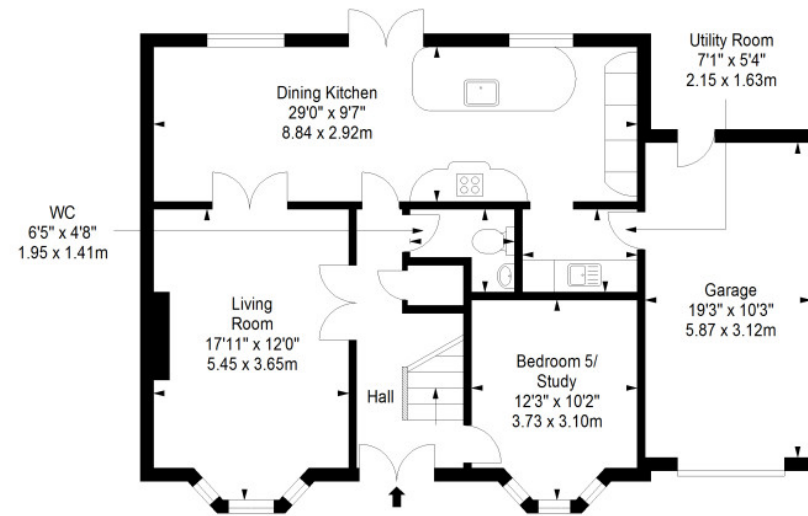
First Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



Ground Floor

Approx. 92.4 sq. metres (994.6 sq. feet)



Total area: approx. 164.4 sq. metres (1769.6 sq. feet)



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