



5 Brothock Meadows,

Letham Grange, Arbroath,
DD11 4QN





Summary

Situated a short drive from seaside Arbroath in the exclusive Letham Grange estate, this impressive detached house, boasting five bedrooms, three reception rooms, and four bathrooms, is ideally suited to families. The substantial family home enjoys a spacious dining kitchen with triple-aspect windows, fitted cabinets, space for seated dining and French doors to the garden. Externally, the property is complemented by leafy, wraparound garden grounds featuring a drying area, barbeque area, outdoor seating space, and a large, paved multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated/freestanding kitchen appliances will be included in the sale.

Features

- Detached house in Letham Grange estate
- Entrance vestibule and reception hall
- Triple-aspect living room with a terrace
- Triple-aspect dining kitchen with utility room
- Bow windowed formal dining room
- Main bedroom with walk-in wardrobe and en-suite
- Four more double bedrooms (one with an en-suite)
- Versatile floored loft
- Bathroom with a bidet
- Shower room
- Private wraparound gardens
- Private driveway parking & external store
- Air-sourced heat pump with electric heating and double glazing



“This five-bedroom, three reception room, four bathroom detached house is well presented with stylish, modern interiors.”



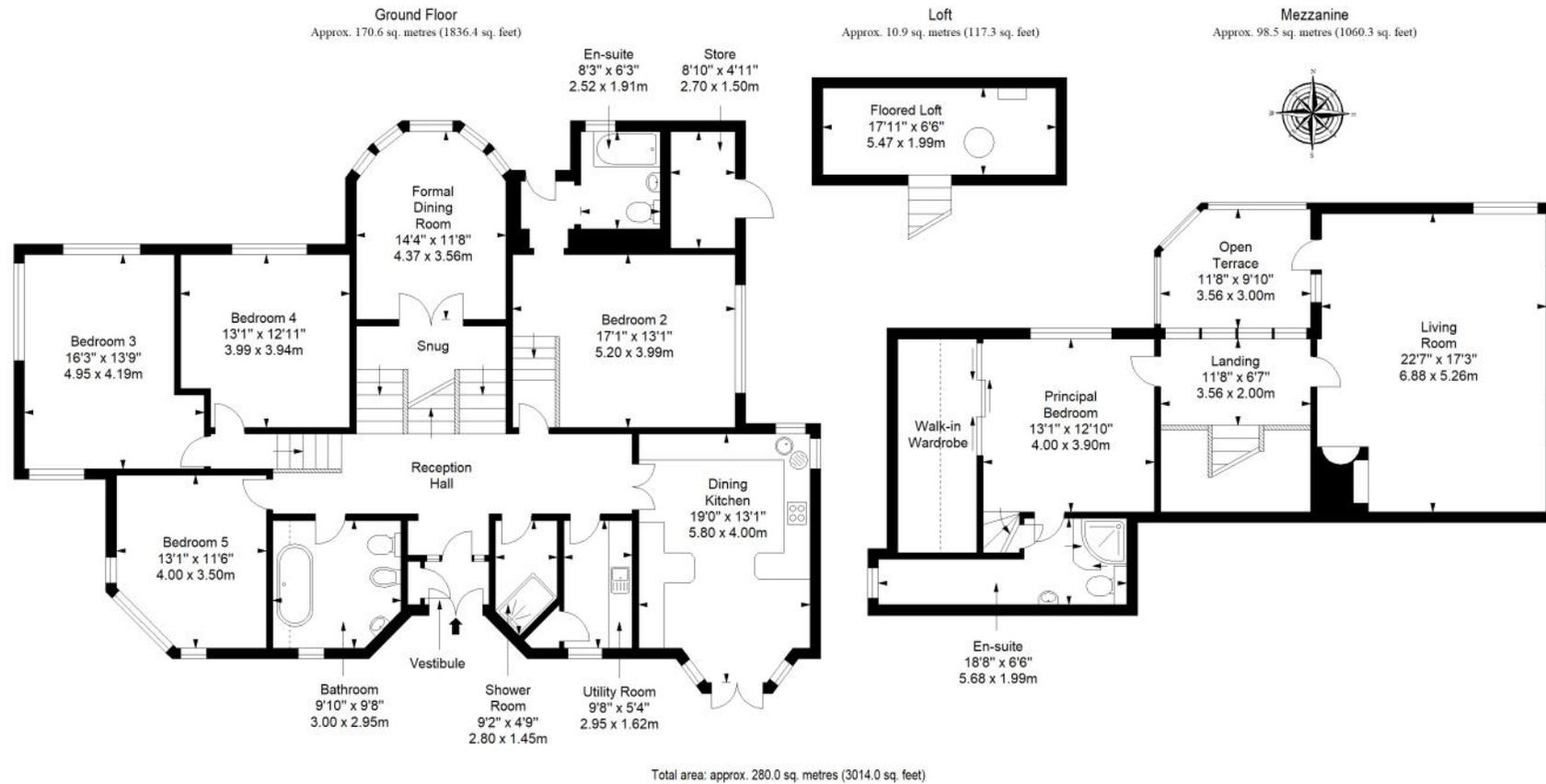




“The property is accompanied by my expansive garden grounds and a spacious paved driveway for ample private parking.”



Floorplan





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The right way to move

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