



**Thorntons**  
The right way to move

25 Bractullo Gardens, Letham,  
Forfar, Angus DD8 2XG

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## Summary

Spacious detached family villa, which benefits from gas central heating, double glazing and will be sold with floor coverings and blinds included. Accommodation comprises: entrance vestibule, elegant lounge, dining kitchen with integrated gas hob, electric oven and extractor hood, dining room, conservatory, three bedrooms, 3-piece shower room and cloakroom w.c. Externally, the driveway provides off street parking and access to the detached single garage. The landscaped grounds have mature shrubs, lawns, paved patio, tap and a timber shed.

## Features

- Detached Family Villa
- Generously Proportioned Corner Site
- Lounge & Dining Room
- Dining Kitchen & Conservatory
- 3 Double Bedrooms
- Shower Room & Cloakroom w.c.
- GCH; DG; EPC - C
- Single Garage & Driveway
- Landscaped Gardens & Shed

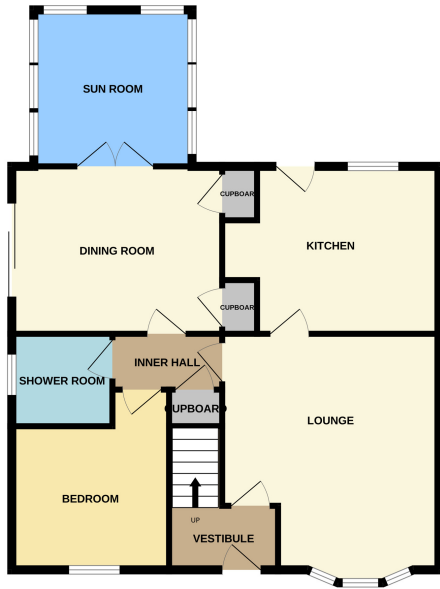
## Room Measurements

Lounge: 13' 0" x 15' 11" (3.96m x 4.85m)  
Dining Kitchen: 9' 7" x 11' 7" (2.92m x 3.53m)  
Dining Room: 9' 4" x 11' 8" (2.84m x 3.56m)  
Conservatory: 10' 2" x 10' 10" (3.10m x 3.30m)  
Master Bedroom: 10' 3" x 13' 8" (3.12m x 4.17m)  
Bedroom 2: 9' 0" x 13' 8" (2.74m x 4.17m)  
Bedroom 3: 9' 2" x 12' 6" (2.79m x 3.81m)  
Shower Room: 5' 7" x 6' 8" (1.70m x 2.03m)  
Cloakroom WC: 3' 6" x 5' 10" (1.07m x 1.78m)

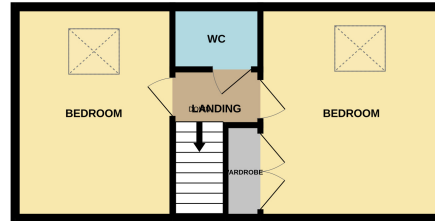


# Floorplan

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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