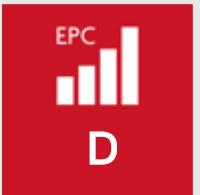




2 Auldbar Road,, Letham,
Forfar, Angus DD8 2PD





Summary

Thorntons are delighted to bring to the market No. 2 Auldbar Road, a charming detached villa located in the heart of the popular village of Letham, with excellent local amenities and easy access to Forfar, Arbroath and Dundee. The property offers well-proportioned accommodation over two levels. The ground floor comprises an entrance vestibule, spacious lounge with multi-fuel stove, dining room, fully fitted kitchen with breakfast area and garden access, W.C., and a double bedroom with woodburning stove. Upstairs, there are two further double bedrooms, the principal with dressing room/study, and a modern family bathroom. The home benefits from gas central heating and double glazing. Externally, there are mature gardens, a driveway with parking for several vehicles, and a garage/workshop with inspection pit and vehicle ramp. Early viewing is highly recommended.

Features

- Period Detached Villa
- Lounge with Multi Fuel Burner
- Dining Room
- 3 Spacious Bedrooms, 1 with Dressing Area
- Kitchen with glazed door to garden
- Bathroom & WC
- Gas Central Heating and Double Glazing
- Garage / Workshop with vehicle ramp & inspection pit
- Gardens & multi vehicle driveway
- Early Viewing is Highly Recommended
- EPC D

Room Measurements

Lounge: 16'5 x 12'7

Kitchen: 19'0 x 6'8

Dining Room: 16'5 x 9'10

Bedroom/Study: 8'2 x 6'7

Bedroom: 16'5 x 9'10

Bedroom: 16'5 x 12'2

Dressing Room: 8'2 x 6'11

Bathroom: 6'7 x 5'11



Well proportioned accommodation over two levels





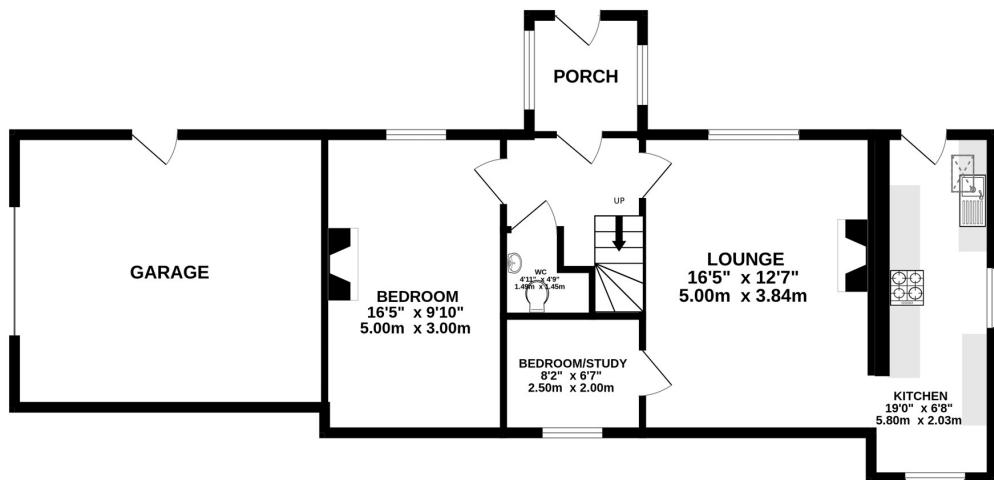


Early viewing recommended

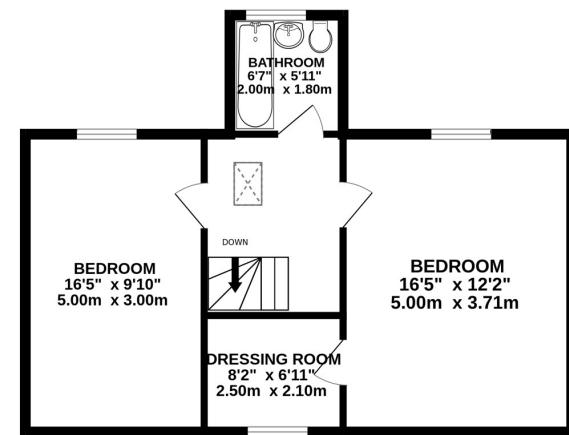


Floorplan

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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