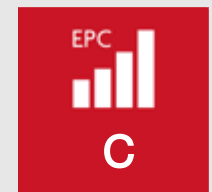




1 McFarlane Croft, Letham,
Forfar, Angus DD8 2GB





Summary

This comfortable home benefits from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated appliances included. The accommodation comprises: entrance vestibule, reception hall with cloaks cupboard, shelved linen cupboard and hatch to the attic which is accessed via an extending ladder. The formal lounge enjoys pleasant views to the front and features a focal point fire surround. The well equipped dining kitchen has a range of wall and base units, integrated electric hob, oven, extractor hood, has space for dining table and chairs and an exterior door to the rear garden. Both double bedrooms are a good size and have built-in wardrobes. The 3-piece shower room has W.C., wash hand basin set within a vanity unit and large walk-in shower enclosure with main power shower.

Features

- Semi detached Bungalow
- Spacious Lounge
- 2 Double Bedrooms with Built in Wardrobes
- Dining Kitchen
- Shower Room
- Good Sized Corner Plot
- Driveway & 2 Sheds
- Landscaped Gardens
- D/G & Gas CH

Room Measurements

Lounge 12'0" x 13'6" (3.66m x 4.11m)
Dining Kitchen 9'7" x 12'0" (2.92m x 3.66m)
Bedroom (1) 10'0" x 11'8" (3.05m x 3.56m)
Bedroom (2) 9'11" x 11'0" (3.02m x 3.35m)
Shower Room 5'8" x 8'6" (1.73m x 2.59m)



Floorplan

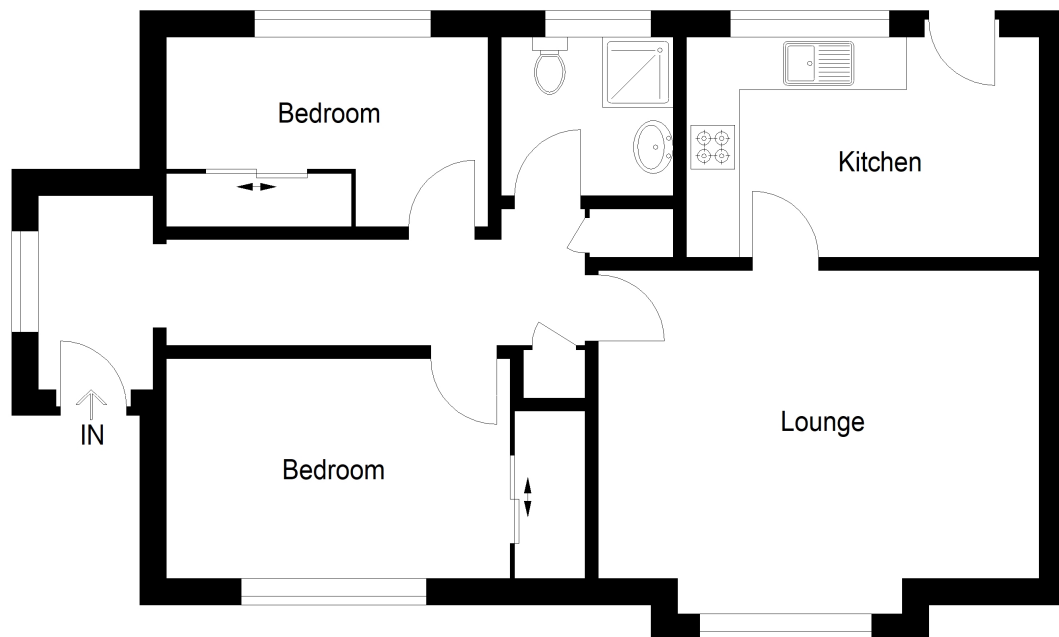


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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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