Simple Approach
Estate Agents







2A Dundee Road, Forfar
DD8 2PP

Offers over £279,995

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

2A Dundee Road, Forfar, DD8 2PP

CLIENTS BLACK FRIDAY OFFER £40,0000 BELOW HOME REPORT
Internal Floor Area: 172 (m2)
This beautifully presented spacious detached house on Dundee Road, Letham, Angus offers an ideal blend of space, comfort, and modern living. The property features a bright and generously proportioned lounge, a sizeable fitted kitchen with Italian Stoccoto flooring, Cuisine Master gas cooker, brand-new dishwasher and plentiful storage, a formal dining room, and a conservatory leading to the patio and mature gardens. On the ground floor, the home benefits from a well-appointed bedroom with an ensuite shower room, offering flexibility for guests or multi-generational living. Upstairs, there are three further bedrooms, including a master with ensuite facilities including a jacuzzi bath with shower overhead, marble tiles on the floor and on back wall , along with a modern family bathroom. The property is enhanced by gas central heating and double glazing throughout, ensuring year-round comfort. Externally, it boasts a private driveway with double garage (with potential) an extensive drive port as well as well-maintained garden, providing excellent outdoor space for relaxation and entertaining. This detached home represents a superb opportunity for families seeking a spacious and versatile residence in a sought-after location.

Lounge
14'4" x 21'6" (4.38 x 6.57)

Conservatory
16'7" x 10'3" (5.07 x 3.13)

Dining Room
13'6" x 10'10" (4.13 x 3.31)

Kitchen
16'3" x 13'5" (4.97 x 4.11)

Downstairs Bedroom (Bedroom Four)
9'9" x 8'9" (2.98 x 2.67)

Ensuite
3'7" x 10'2" (1.11 x 3.12)

Downstairs Study
4'0" x 5'0" (1.23 x 1.54)

Master Bedroom
13'6" x 10'8" (4.14 x 3.26)

Ensuite Bathroom
4'2" x 13'6" (1.28 x 4.13)

Bedroom Three
9'3" x 11'5" (2.82 x 3.50)

Bedroom Two
11'5" x 9'0" (3.50 x 2.76)

Bathroom
9'8" x 12'0" (2.96 x 3.67)

Garage
19'8" x 17'0" (6 x 5.2)









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- CLIENTS BLACK FRIDAY OFFER £40,000 BELOW HOME REPORT
- Four generous bedrooms (one downstairs and three upstairs)
- Sought after location
- Ideal family home
- Internal Floor Area: 172 (m2
- Two ensuite's
- Gas central heating & double glazing throughout
- Detached house Featuring Spacious Accomodation Throughout
- Entire downstairs is wheelchair accessible, with stairlift available if required
- Private driveway









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GROUND FLOOR

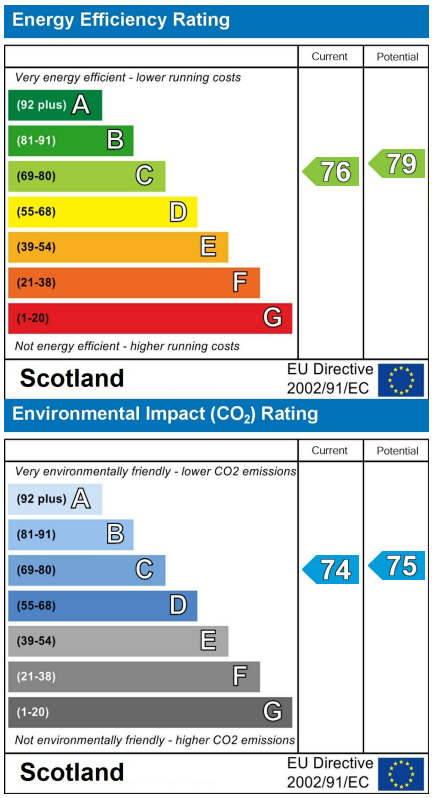


1ST FLOOR



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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