

Thorntons
The right way to move

Idvies House Midvies, Letham,
Forfar, Angus DD8 2QJ

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EPC
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Summary

Thornton's is delighted to bring 'Midvies', a period terraced Villa, which forms part of Idvies Mansion House, Letham, to the market. The Lounge, which is bright and spacious, features an open fire, marble fireplace and french doors leading to an outdoor decked garden area. Both bedrooms are located on the first floor of the property, both being good sized double bedrooms with feature fireplaces. A further dressing room / study area offers additional versatile accommodation and could be utilised as a third bedroom if required. There is a modern shower room, with walk in shower and fitted vanity units.

Features

- Period Terraced Villa
- Home Report Value £230,000
- Lounge with french doors leading to decked outdoor area
- Spacious dining kitchen
- Versatile Study / Dressing Room
- 2 Spacious Bedrooms
- Modern Shower Room & WC
- Off Street Parking
- Courtyard Area with Parking
- LPG heating & Double Glazing, EPC - D

Room Measurements

Front Vestibule 5'3" x 6'4" (1.06m x 1.93m)
Lounge 15'9" x 18'1" (4.80m x 5.51m)
Dining Kitchen 15'8" x 18'7" (4.78m x 5.66m)
Bedroom 1 15'9" x 12'3" (4.80m x 3.73m)
Bedroom 2 15'9" x 10'11" (4.80m x 3.33m)
Study/Dressing Room 11'2" x 6'5" (3.40m x 1.96m)
Shower Room 11'2" x 5'7" (3.40m x 1.70m)

Additionally this property benefits from double glazing,

LPG gas central heating and many period features.











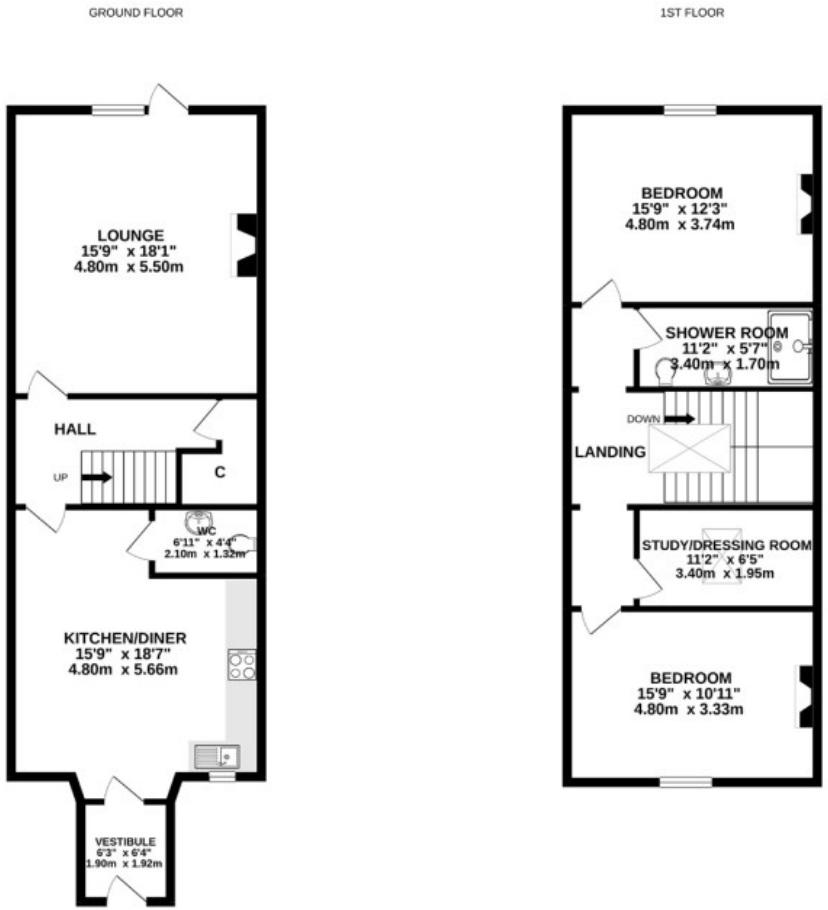




Externally there is a low maintenance courtyard parking area for several vehicles, and an outdoor decked area accessed from the French Doors in the Lounge.



Floorplan



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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