



# Land at Letham

East Blairs Road, Letham, DD8 2PF

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 **Bell  
Ingram**



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Offers Over £70,000

# Property Description

Positioned in the heart of Letham, Angus, this 2.07 acre (0.84 ha) site offers a rare opportunity to acquire a versatile parcel of land in a soughtafter village location.

Centrally located and surrounded by established housing, the site benefits from easy access to local amenities including shops, primary school, parkland and public transport.

The land is currently under permanent pasture, and lies approximately 90-100 metres above sea level. Two redundant agricultural buildings sit within the site and may offer potential for conversion, subject to obtaining the relevant consents.

With its generous size, accessible setting and strong village location, this is an appealing opportunity for those seeking a versatile site in a central location.



# Plans

Approximate Area  
2.07 acre (0.84 ha)

## Location

The property enjoys an accessible central setting within the popular village of Letham. It's position offers excellent access to local amenities, with Forfar just 5 miles to the West and Arbroath approximately 7 miles to the east.



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# Details

Local Authority  
Angus Council

Tenure  
Freehold

## Services & Additional Information

### Directions:

When travelling from Forfar, follow Dunnichen Road and continue past Kingsmuir. Take the left turn signposted for Dunnichen and proceed for approximately 1.8 miles. Turn left onto West Hemming Street, then take the next right onto Blairs Road. Continue straight across the crossroads. Access to the land is taken from East Blairs Road.

What3Words - ///lookout.fulfilled.random

Enquire



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