

Connelly Yeoman



7 MCLELLAN COURT, FRIOCKHEIM, DD11 4XD

SEMI DETACHED COTTAGE



Key Features

- A spacious semi detached cottage set within the popular village of Friockheim
 - Gas central heating and double glazing
 - Externally updated with cladding and insulation
 - Fully floored attic



OFFERS OVER

£115,000

Property Description

A charming SEMI DETACHED COTTAGE which has been updated and modernised sympathetically retaining much of its character. The property is ideally situated in the popular village of Friockheim which enjoys all the usual local amenities including schools, shops and a hotel and lies within easy commuting distance to Dundee, Aberdeen and all Angus towns. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and excellent storage. The attic has been fully insulated and floored and improvements have been made externally to the property. The garden is very private and has been well laid out and easy to maintain.

ACCOMMODATION:

Lounge, kitchen, two double bedrooms and a shower room.

ENTRANCE HALLWAY:

Entrance to the property is via a small vestibule with coat hooks and an electric meter. Entering into the hallway there is a large shelved airing cupboard.

LOUNGE:

Approx. 16'4 x 10'11. A lovely bright lounge with two windows overlooking the front of the property. With a feature wall and charming décor, there is ample space for furnishing and would easily accommodate a dining table and chairs.

KITCHEN:

Approx. 9'8 x 8'1. Continuing with the light theme the kitchen has pale ash base and wall units with a free standing electric cooker and laminate flooring. There is plumb space for an automatic washing machine and space for a fridge freezer. A window overlooks the rear garden and there is a door leading out.

CUPBOARD:

Approx. 6'6 x 6'6. A large walk in cupboard which houses the boiler and has shelving. Could easily be adapted into a small office.



BEDROOM 1:

Approx. 11'4 x 10'8. A lovely, bright double bedroom overlooking the rear of the property with neutral décor and ample space for bedroom furnishings.

BEDROOM 2:

Approx. 8'1 x 8'1. A second good sized bedroom overlooking the rear of the property with neutral décor.

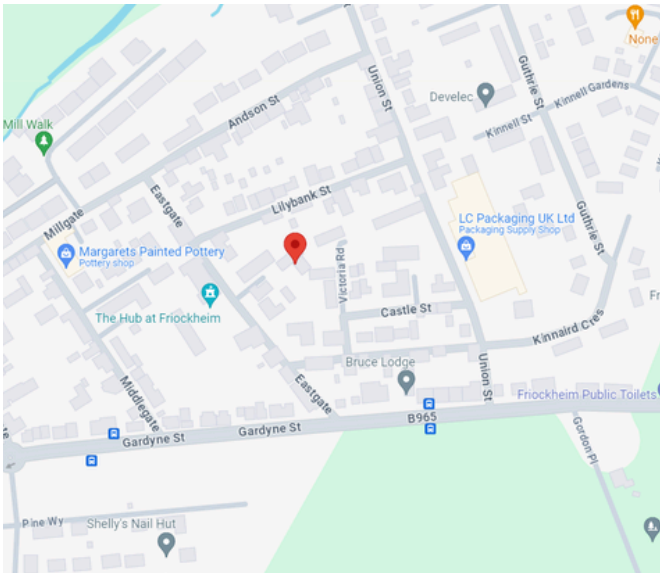
SHOWER ROOM:

Approx. 6'3 X 5'11. The shower room has been subtly adapted for the needs of the current owner. With a walk in shower with curtain and partial wet wall. A window provides natural light and ventilation, there is a chrome wall mounted heated towel rail and a two piece suite.

GARDEN: The property benefits from a private garden which has been fenced all around with a paved pathway leading to an area of grass with borders of pots and a small seating area with gravel. A gate leads out to a pathway that leads to the front for bin access. There is an outside tap.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNoustIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA