

# Connelly Yeoman



**6 KIRKDEN STREET, FRIOCKHEIM DD11 4SX**

**DETACHED BUNGALOW**



- Set within a popular residential location within easy reach of amenities and services
  - A well proportioned Detached Bungalow occupying a large garden plot
    - Oil Fired Central Heating and Double Glazing, large attic space
  - Mature plot with ample car parking for several vehicles, detached Garage



OFFERS OVER  
**£189,000**



# Property Description

This deceptively spacious DETACHED BUNGALOW is ideally positioned in a small street located just back off the main thoroughfare in the very popular, semi rural village of Friockheim. The village of Friockheim itself boasts a local convenience shop and primary school, and is located within easy reach of both Arbroath and Forfar and with good access routes by car for commuting both to Dundee and northwards to Aberdeen. This property offers well proportioned accommodation and there are the benefits of Oil fired central heating and Double Glazing. Of particular note, there is also a very large attic space offering excellent storage or potential for further development (subject of course to the usual Local Authority Planning permissions, etc., and the extent of which any prospective purchaser shall satisfy themselves as to the terms thereof). Externally, the property sits on a large, mature garden plot, the front garden is neatly laid to lawn with established shrubs, flower beds, stone-chipped area and boundary hedging. To the side of the property there is a large, enclosed additional garden area, laid out with lawn and bordered by established hedging, shrubs and trees. The rear of the property is laid in tarmac, with drying area and hardstanding (ideal for a greenhouse or sheds). A side driveway offers off-street parking for several vehicles and access to a large detached Garage. There is a also a useful portable cabin with power and light, offering good storage space/office/workspace. Overall, this property would suit a variety of buyers, with huge potential for adding value in the future, and early viewing is recommended.

**ACCOMMODATION:** ENTRANCE HALLWAY, WC/WET ROOM, MAIN HALLWAY, LOUNGE, BREAKFASTING KITCHEN, REAR HALLWAY, UTILITY ROOM, STUDY ROOM/HOME OFFICE, LOFT SPACE, 3 BEDROOMS, FAMILY BATHROOM.

## **ENTRANCE HALLWAY:**

Enter into the property via the double glazed front entrance door into the Hallway. In the Hallway there is a side-facing window, and a CH Radiator. Access into a WC/Toilet. A glass panelled door leads through into the main Hallway.

## **WC/WET ROOM:**

Approx. 4'7 x 5'7. This room can be used as a useful Wet room, with a WC., and shower area with an electric shower, tiled floor and a side-facing window.

**HALLWAY:** In the main hallway there is a built-in shelved storage cupboard and an access hatch leading into the loft space. CH Radiator.

## **LOUNGE:**

Approx. 14'9 x 16'10. A spacious lounge, with a front-facing window. Ample space for furniture settings. Feature tiled fireplace and hearth incorporating an open fire (this will require to be checked by any future purchaser prior to use). CH Radiator. Access into the kitchen.

## **BREAKFASTING KITCHEN:**

Approx. 15' x 12'4. A well proportioned kitchen, with a rear-facing window. Base and wall mounted units, worktop surfaces and a stainless steel sink with mixer tap. **Free-standing Electric Cooker (NO WARRANTIES GIVEN THEREON).** Space for further kitchen appliances. Ample space for everyday/breakfasting dining. CH Radiator. Built-in shelved larder cupboard. From the kitchen a glass door leads into a rear hallway.

**REAR HALLWAY:** In the Hallway there is a CH Radiator, an internal door into the Utility and a further external door out to the garden. Shelved storage cupboard, with access into a floored loft space.

**UTILITY ROOM:** Approx. 11'4 x 6'8. Base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. Space for further kitchen appliances. The Oil fired central heating boiler is located here. From this room there is access through into a Study Room.

## **STUDY ROOM/HOME OFFICE:**

Approx. 10'2 x 11'3. This room offers adaptable room use, ideal as another bedroom if required. There are both front and side-facing windows. CH Radiator.





**LOFT SPACE:**

Approx. 14'6" x 16'. A spacious loft space, with a front-facing Velux roof window. Coombed ceilings. Fully lined walls, power and light. From here you have access into the eaves space.

**BEDROOM 1:**

Approx. 16' x 12'3". Spacious main bedroom with a front-facing window. Built-in wardrobe cupboard, with shelving and hanging space. CH Radiator.

**BEDROOM 2:**

Approx. 10'8" x 12'3". Another spacious bedroom with a rear-facing window. CH Radiator.

**BEDROOM 3:**

Approx. 13'2" x 12'4". Double bedroom with both side and front-facing windows. Built-in wardrobe cupboard, with shelving and hanging space. CH Radiator.

**FAMILY BATHROOM:**

Approx. 8' x 7'2". Comprising a three piece bathroom suite, wall tiling at the bath, wash-hand basin and the WC areas. Bathroom fittings. Rear-facing opaque window allows for natural light and ventilation. CH Radiator.

**GARDENS & GARAGE:**

The front garden is neatly laid to lawn with established shrubs, flower beds, stone-chipped area, and boundary hedging. To the side of the property there is a large, enclosed additional garden area, laid out with lawn and bordered by established hedging, shrubs and trees within this area. The property itself occupies a large garden plot, fairly easy to maintain, laid out in pathways. To the rear of the property there is a large tarmac area, with drying area and hardstanding for a greenhouse or sheds. Outside water tap. Side driveway with parking for several vehicles and a small **Garden Shed**. Access to a large detached Garage. There is a useful **portable cabin which measures approx. 18'6" x 8'**, with power and light, offering good storage space/office/workspace.

**GARAGE:** Approx. 30' x 15'6". Large garage with up and over door.





# Property Professionals

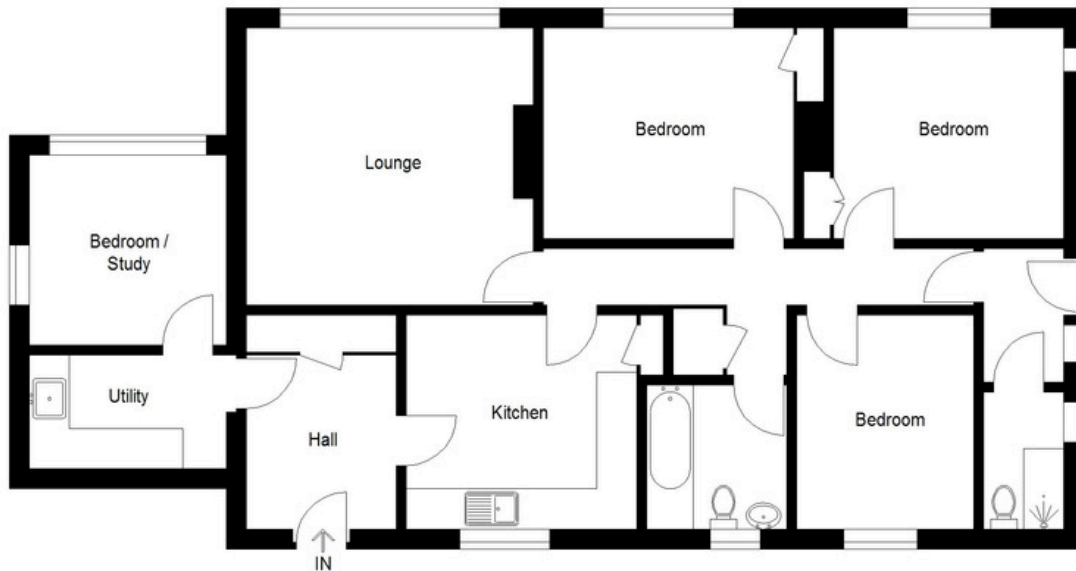
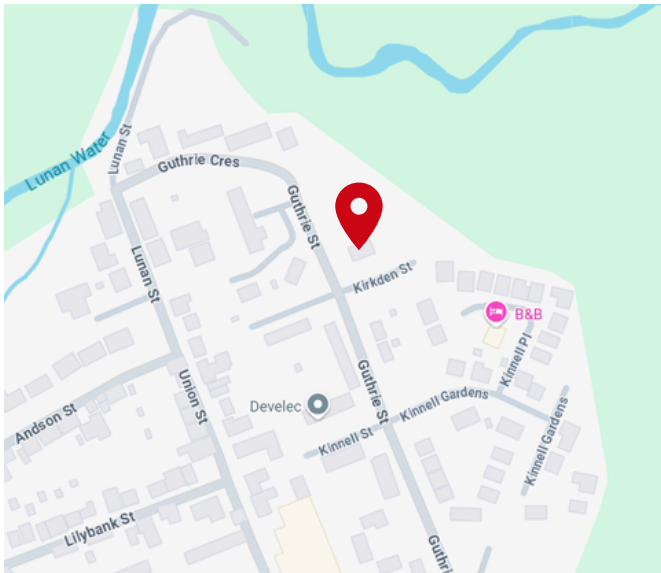


Illustration For Identification Purposes Only. Not To Scale (ID1185719 / Ref:90309)



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