

Connelly Yeoman

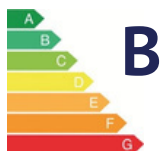


3 CEDAR WAY, FRIOCKHEIM, DD11 4WG

DETACHED BUNGALOW



- Set within a very desirable semi rural location
- An immaculately presented family home with quality fittings and finishings
 - Gas Central Heating, Double Glazing & Solar Roof Panels
 - Decorated in modern neutral tones
- A secluded rear garden with entertainment area



OFFERS OVER
£250,000

Property Description

This modern DETACHED BUNGALOW must be viewed to appreciate the bright accommodation on offer. Ideally positioned in a new development close to the main thoroughfare in the very popular, semi rural village of Friockheim. The village of Friockheim 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. Decorated in modern neutral tones with a gas central heating system and double glazing, There is a spacious lounge with wood burning stove, a dining kitchen, 3 bedrooms and a family bathroom. Surrounding the property there are easy to maintain front and back gardens, neatly laid out with a sunny patio area and lawn, included area a shed and log store. There is a large stone chip driveway with ample room for several cars.

ACCOMMODATION: LOUNGE, DINING KITCHEN, 3 BEDROOMS, FAMILY BATHROOM

HALLWAY:

Entrance vestibule with wood effect flooring flowing into the hallway, a front facing window lets in natural light and double sliding door storage cupboard housing the fuse board with hanging space and shelving, A glass panelled door leads into the hallway with a further storage cupboard and shelving and a ceiling hatch with Ramsay style ladder giving access to the partially floored loft space.

LOUNGE:

Approx. 19'2 x 13'2. A glass panelled door leads into the lovely bright lounge with front facing window, wood effect flooring, feature wood burning stove with a slate hearth.

KITCHEN/DINER

Approx. 14' x 10'6. This lovely dining kitchen has a rear facing window and door leading into the back garden. Fitted with a range of modern base and wall units with co ordinating work surfaces, stainless steel 1½ sink with mixer tap, integrated washing machine, dishwasher, electric oven and grill, integrated microwave, 4- burner gas hob with extractor hood above. There is ample space for dining.

MASTER BEDROOM:

Approx. 9'9 x 14'8. This room is front facing with free standing wardrobes which will be included in the sale and floor is carpeted.



BEDROOM 2:

Approx. 10'3 x 12'4. Rear facing with a double built in wardrobe with shelved and hanging space and carpeted.

BEDROOM 3:

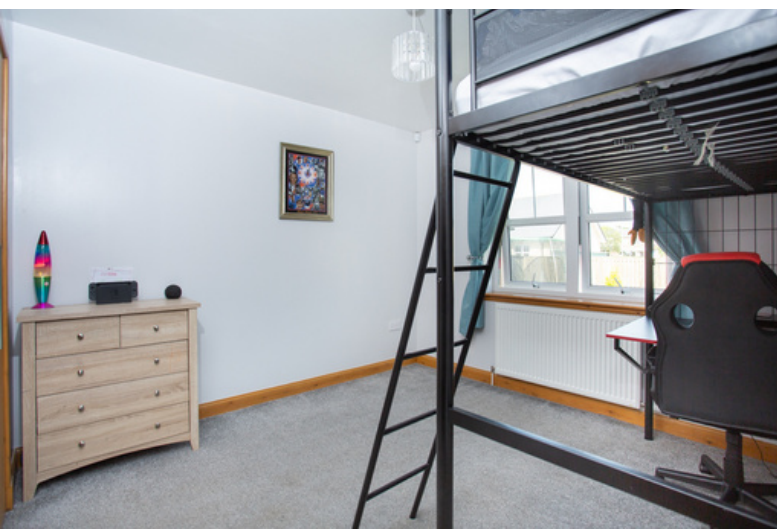
Approx. 11'10 x 8'7. Rear facing with a double built in wardrobe and carpeted.

FAMILY BATHROOM:

Approx. 11' x 7'6. A 3-Piece white suite tiled to the suite area, wash hand basin and WC are set into a vanity unit with storage below. A separate shower enclosure finished in Wet Wall houses a mains power rain fall shower. Wall mounted mirror cabinet with LED lighting, chrome heated towel rail, tile effect flooring and an opaque window.

GARDENS/DRIVEWAY:

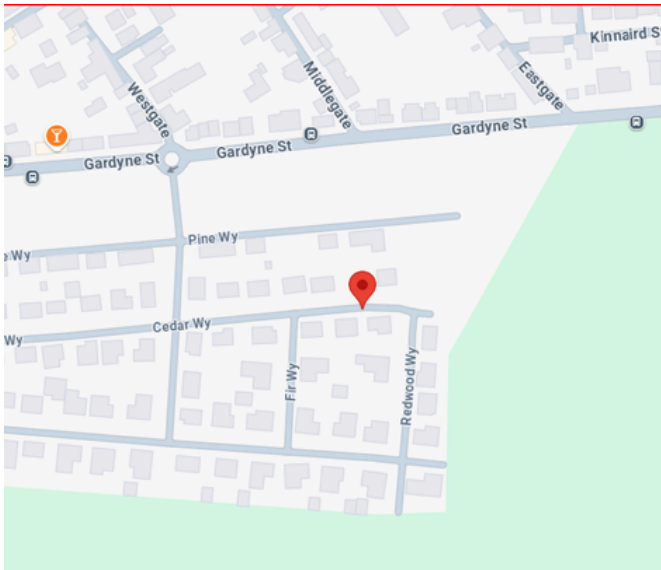
The front garden is laid out in lawn with paved pathway leading to the front door and a chip stone driveway has space for several cars. the rear garden is mainly laid out in lawn with a paved patio area for outdoor entertaining. Drying area, chip stones bordered with hedges and included is a wooden shed and log store.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1233871 / Ref:91243)



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

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