

# Connelly Yeoman



**35 GARDYNE STREET  
FRIOCKHEIM, BY ARBROATH DD11 4SW**

**SEMI DETACHED  
COTTAGE**



- Stone-built Semi Detached Cottage property
- Located in the ever popular village of Friockheim, close to Arbroath amenities
  - Gas Fired Central Heating and Double Glazing, Mature rear garden area
  - An ideal refurbishment / renovation project



OFFERS OVER  
**£120,000**

# Property Description

This stone-built SEMI DETACHED COTTAGE property is located in the ever popular village of Friockheim, within easy reach of all the amenities and services that Arbroath has to offer and also within easy reach of the Angus town of Forfar. The village itself has a village convenience store and pharmacy, together with a local Primary school and play park areas. The property requires some upgrading and refurbishment but does have Gas fired central heating and most of the windows are Double glazed. Externally, located to the rear is a mature, established garden with a patio area, trees and shrubs. There is a large timber Summerhouse and two Garden Sheds included.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, BEDROOM 1, KITCHEN, SHOWER ROOM, BEDROOM 2/STUDY ROOM, LOUNGE/SITTING & DINING AREA LEADING ON TO THE REAR EXTENSION OFFERING FURTHER LIVING SPACE.

**ENTRANCE HALLWAY:** Enter via the main side entrance door, timber door with glazed panels, into the Hallway. In the Hallway there is a display alcove area. CH Radiator. Access into the Bedrooms. Glazed block panel wall area.

**BEDROOM 1:** Approx. 14'2 x 12'. A good-sized Bedroom, with a front-facing window. Ample space for bedroom furniture. CH Radiator.

Carrying on through the Hallway there is a built-in storage cupboard, housing the Gas central heating boiler.

**KITCHEN:** Approx. 14' x 7'. The Kitchen has a front-facing window and is fitted with a range of base and wall mounted units, in a pine wood veneer, worktop surfaces and sinktop. Space for white goods. Built-in Electric Oven and Gas Hob with an extractor above. Ample storage. Space for a free-standing fridge/freezer. CH Radiator. Large ceiling hatch access into the loft space.

**SHOWER ROOM:** Approx. 6'3 x 6'5 (at longest point). Comprising a two piece white bathroom suite (WC and wash-hand basin) and a large walk-in disabled shower area with an Electric/mains shower. Wet wall panel finish at the shower area and tiled walls to the remaining walls.



**BEDROOM 2/STUDY ROOM:** Approx. 11'1 (at longest) x 9'5 (at widest). This room has various angles to it and has been utilised as a Study room. CH Radiator.

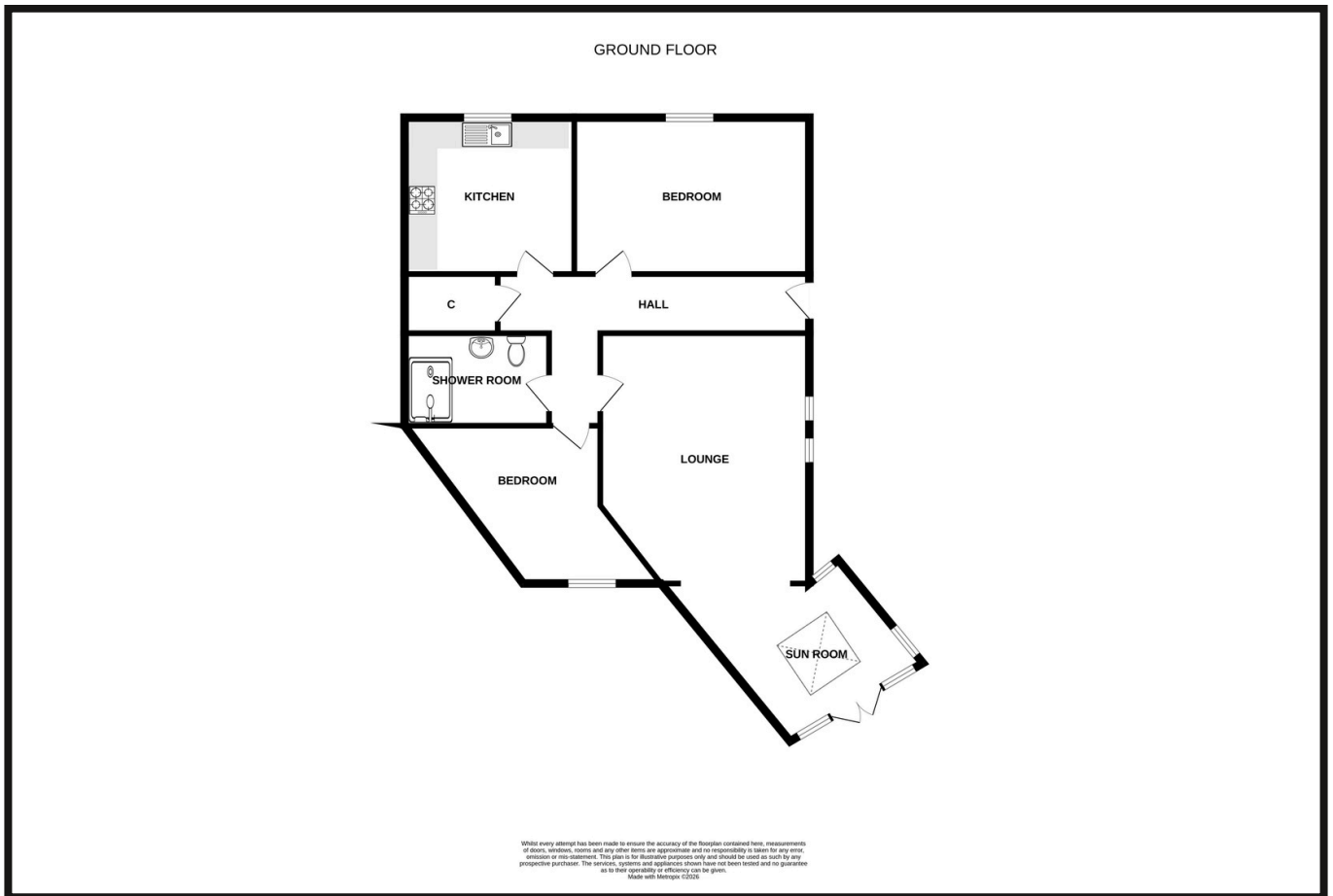
**LOUNGE & DINING AREA:** Approx. 16'3 x 9'8. A spacious Lounge, with space for dining/sitting and study areas. At the sitting area there are full length windows overlooking the side of the property. This room leads out into a rear extension to the property.

**REAR EXTENSION:** Approx. 13'9 x 11'2. Another great living space with lovely high cathedral or vaulted ceiling with wood cladding and an atrium glass panel at the top, and with patio or French doors leading out and three windows overlooking the rear garden area.

**GARDEN:** Access pathway leading to the side entrance door into the property, with bin storage area, and a gate leads from here through into the mature rear garden, laid out with patio area, mature trees and shrubs. Large timber Shed/Summerhouse (approx. 11'4 x 8'11), ideal for external storage. Two Garden Sheds included.



# 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.

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