



**42 GUTHRIE STREET
FRIOCKHEIM, BY ARBROATH DD11 4SZ**

**SEMI DETACHED
VILLA**



- Spacious and well presented 3 Bedroom Semi Detached Villa
- Ideally located in a popular residential area in village of Friockheim, close to Arbroath
- Gas Fired Central Heating, Double Glazing, Conservatory to the rear of the property
- Corner Garden Plot with off-street car parking area, large timber Summerhouse



OFFERS OVER
£130,000

Property Description

This deceptively spacious and well presented SEMI DETACHED VILLA is located in a popular residential area in the popular semi-rural village setting of Friockheim, within easy reach of Arbroath with its varied amenities and services. 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. The property occupies a good-size corner garden plot, with a great off-street car parking area to the front, and enclosed rear garden with a large timber Summerhouse included in the sale. Overall, an ideal family home and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE PORCH, DINING KITCHEN AREA, INNER HALLWAY, LOUNGE LEADING THROUGH TO THE REAR CONSERVATORY; UPPER FLOOR:- FAMILY BATHROOM, 3 BEDROOMS. LARGE TIMBER SUMMERHOUSE

ENTRANCE PORCH: Approx. 4'8 x 8'2. Main front entrance door into the Porch, which has windows to both sides allowing for a lovely bright space overlooking the front garden; glass panel internal door into the Dining Kitchen area.

DINING KITCHEN AREA: Approx. 19' x 9'. A spacious area, with ample space for dining table and chairs; side-facing windows allows for lots of natural light; the Kitchen area is fitted with a range of base and wall mounted storage units, co-ordinating work surfaces and ceramic 1½ sink with mixer tap; free-standing white RangeMaster Cooker with 5 burner gas hob and an extractor hood above; plumbing and space for automatic washing machine, tumble dryer and dishwasher appliances; space for a full height fridge/freezer; wood-effect flooring. From the kitchen a door leads into the Inner Hallway.

INNER HALLWAY: Fitted carpeting and a carpeted staircase leads up to the upper floor accommodation; under-stair storage cupboard with ample space for household items. Upper cupboard housing the electric meters and fuse box. Glass panel door through into the Lounge.

LOUNGE: Approx. 12'11 x 13'10. A bright and well proportioned Lounge, with a front-facing window overlooking the front garden area; neutral decor and wood-effect flooring; focal point Electric fireplace on the wall. Double glass panel doors lead through into the Conservatory.

CONSERVATORY: Approx. 11'1 x 12'2. Another bright living space, with windows to three sides, overlooking the rear garden; wood-effect flooring.

UPPER FLOOR: Staircase leading to the upper floor landing area, which has fitted carpeting; a side-facing window allows for ample natural light; ceiling hatch access into the loft space.



FAMILY BATHROOM: Approx. 6'1 x 5'10. Comprising a fitted three piece white bathroom suite, with an Electric shower unit above the bath; wet wall panel finish to the suite areas; vinyl tiled-effect flooring; rear-facing opaque glazed window allows for natural light and ventilation.

BEDROOM 2: Approx. 9' x 12'5. A double size Bedroom, with a front-facing window; built-in double wardrobe with sliding doors; neutral decor and fitted carpeting.

BEDROOM 1: Approx. 9'6 x 11'5. This is the main double size Bedroom, with a front-facing window; one wall of built-in wardrobes with sliding mirror front doors; neutral decor.

BEDROOM 3: Approx. 8'2 x 9'1. A good size single Bedroom, with a rear-facing window; neutral decor and wood-effect flooring.

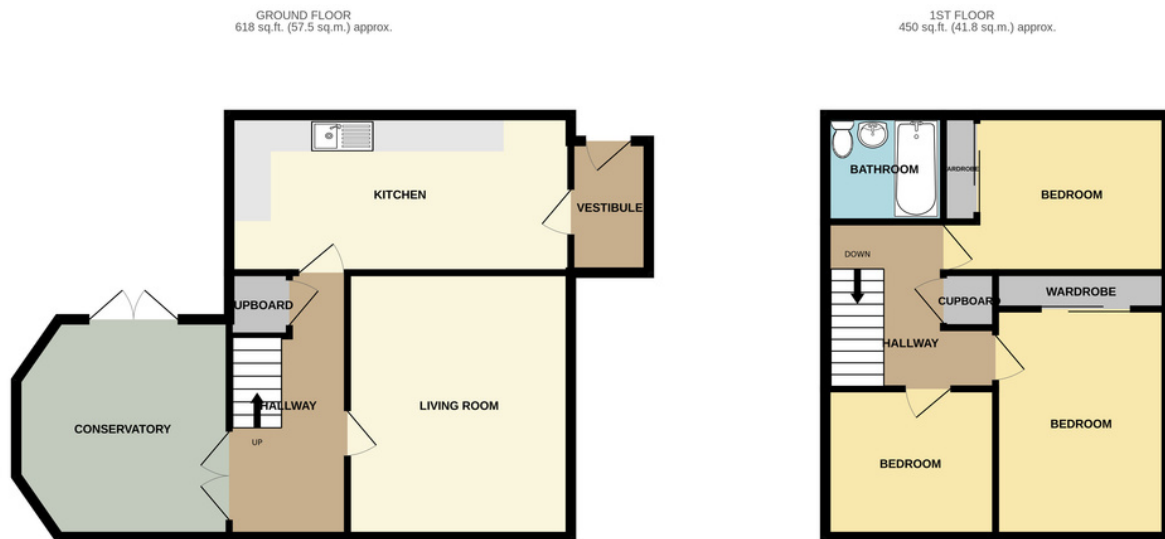
GARDENS: The front garden is mainly laid to lawn, with mature boundary hedging, mature trees and spacious driveway area for off-street car parking.

The fully enclosed rear garden is mostly laid to stone-chips for ease of maintenance, with a wooden decking area; stone-built Outhouse for external storage; wooden Garden Shed included in the sale. Large timber Summerhouse

LARGE TIMBER SUMMERHOUSE: Approx. 23' x 14'4. An ideal outside space, with double patio doors leading into the Summerhouse and two side-facing windows; wood-effect laminate flooring; ceiling downlights; there is also a Toilet/WC (comprising a two piece white suite) in the summerhouse.

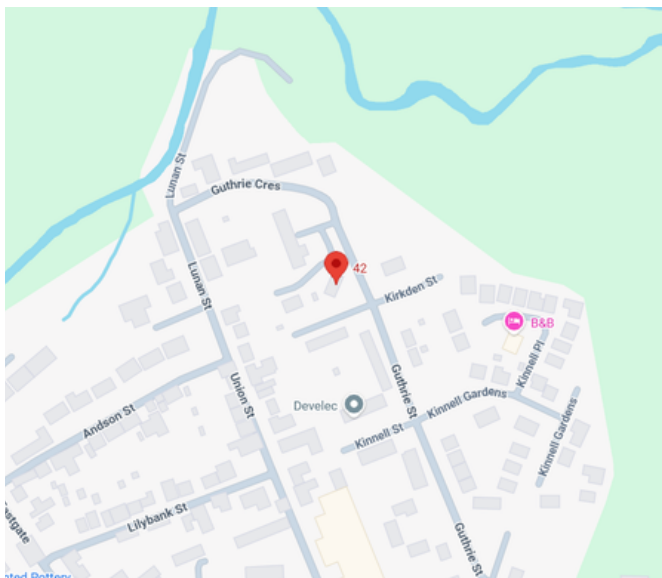


Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Connelly
Yeoman**



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