Connelly Yeoman



5 GARDYNE STREET, FRIOCKHEIM, DD11 4SN | **END TERRACE VILLA**







Key Features

- Prominent main street location with spacious and versatile accommodation
- Attached former newsagents shop with independent street access
- Gas central heating, recently installed double glazing and solar panels
- Wall enclosed rear garden • Brick built garage with driveway
- HOME REPORT VALUATION £275,000



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OFFERS OVER

£260,000

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Property **Description**

Situated prominently on the main street of the charming Angus village of Friockheim, this substantial four-bedroom END TERRACE VILLA offers a rare opportunity to acquire a versatile home with excellent visibility and direct street access. The property combines traditional character with flexible living space, making it ideal for a range of buyers including families, home business operators, or those seeking additional accommodation potential. A unique feature of the property is the former newsagent shop, which is attached to the main house. This space can be accessed both directly from the street and internally from the property, offering excellent potential for a variety of uses such as a home office, studio, small retail venture but is currently being utilised for additional living accommodation. Externally, the property enjoys direct frontage onto Gardyne Steet, but has a wall enclosed rear garden, and a double garage with driveway providing off-street parking. Friockheim is a well-established and friendly village offering a range of everyday amenities, including a local shop, primary school and community facilities. The nearby towns of Arbroath and Forfar provide a wider selection of supermarkets, retail outlets, restaurants, and leisure facilities. This distinctive end terrace villa presents a unique blend of residential comfort and commercial potential in a highly visible village setting. With it's generous accommodation, adaptable layout, and the added benefit of the former shop premises, the property offers and exciting opportunity for a purchaser seeking both space and flexibility. Early viewing is recommended to fully appreciate the scope and potential on offer.

ACCOMODATION: LOUNGE, KITCHEN, UTILITY ROOM, FAMILY ROOM, STORAGE ROOM, WC, FOUR BEDROOMS, SHOWER ROOM

RECEPTION HALLWAY: Entry directly from the steet into a welcoming hallway with original tiled flooring which leads on to wood effect flooring.

LOUNGE: Approx. 12'1 x 16'8. This spacious lounge which overlooks the front of the property has retained many original features which include a ceiling rose and ornate cornicing. Providing a focal point is an open coal fire set in an ornate tiled hearth with a wooden mantle.

KITCHEN: Approx. 12'9 x 21'7. Fitted with a range of base and wall units with coordinating wooden work surfaces incorporating a composite sink with feature mixer tap. The kitchen island incorporates a five burner gas hob and there are two double ovens and a microwave with a warming drawer below. There an integrated dishwasher and plumb space for an American styled fridge freezer. Dual aspect windows provide lots of natural light and there is ample space for dining furnishings.







Property **Description**

FAMILY ROOM:
Approx. . 16'8 x 15'2. A door leads directly into this room from the main street. This was at one time a newsagents shop but is currently being used as a family room with a home cinema (which can remain under separate negotiation) there is wood effect flooring and a multi fuel stove set in a brick inlay. A hatch in ceiling provides access to loft space.

REAR HALLWAY:
Here there is a large storage cupboard ideal for household items and a door accessing the rear garden.

STOREROOM:
Approx. 13'3 x 5'3.

UTILITY ROOM:
Approx. 9'11 x 4'8. With two Belfast sinks, work surfaces, plumb space for a washing machine and tumble dryer. There are storage units and a pulley dryer.

WC:
Approx. 2'5 x 8'3. Fitted with a two piece white suite, wet wall lined and an opaque window providing natural ventilation and light.

TOP LANDING:
A balustraded staircase leads to the upper floor accommodation. A storage area houses the boiler, water tank and the controls for the solar panels.

BEDROOM 1:
Approx. 16'10 x 11'11. A good sized double bedroom overlooking the front of the property has detailed cornicing and a ceiling rose. There is ample space for furnishings.

BEDROOM 2:
Approx. 7'2 x 6'3. Overlooking the front of the property with neutral décor and carpeting to the floor.

BEDROOM 3:
Approx. 11'3 x 11'1. This room has built in wardrobes with shelving and hanging rails and a recessed area with shelving. There is carpeting to the floor and a window overlooking the front of the property.

SHOWER ROOM:
Approx. 11'7 x 7'2. A rear hallway leads to a recently upgraded shower room which has a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below and WC. There is a walk-in shower enclosure housing a mains power smart shower with body jets and a rainfall attachment. It has been wet wall lined throughout and has down lights and a heated towel rail.

A half landing leads to the 4th bedroom.

BEDROOM 4:
Approx. 22'11 x 13'3. A lovely bright room with dual aspect windows facing to the rear and side of the property. There is a free standing mirrored wardrobe which will remain as part of the sale and wood effect flooring.

GARAGE:
Approx. 19'5 x 15'11. A double brick built garage with double doors to the front and rear and a side door accessing the driveway.

REAR GARDEN:
To the rear, the garden is wall enclosed and mainly laid to lawn with a monoblocked patio area under a pergola. There is also a summerhouse which has been set up as a bar area with light and a disused coal bunker ideal for the storage of garden equipment.

















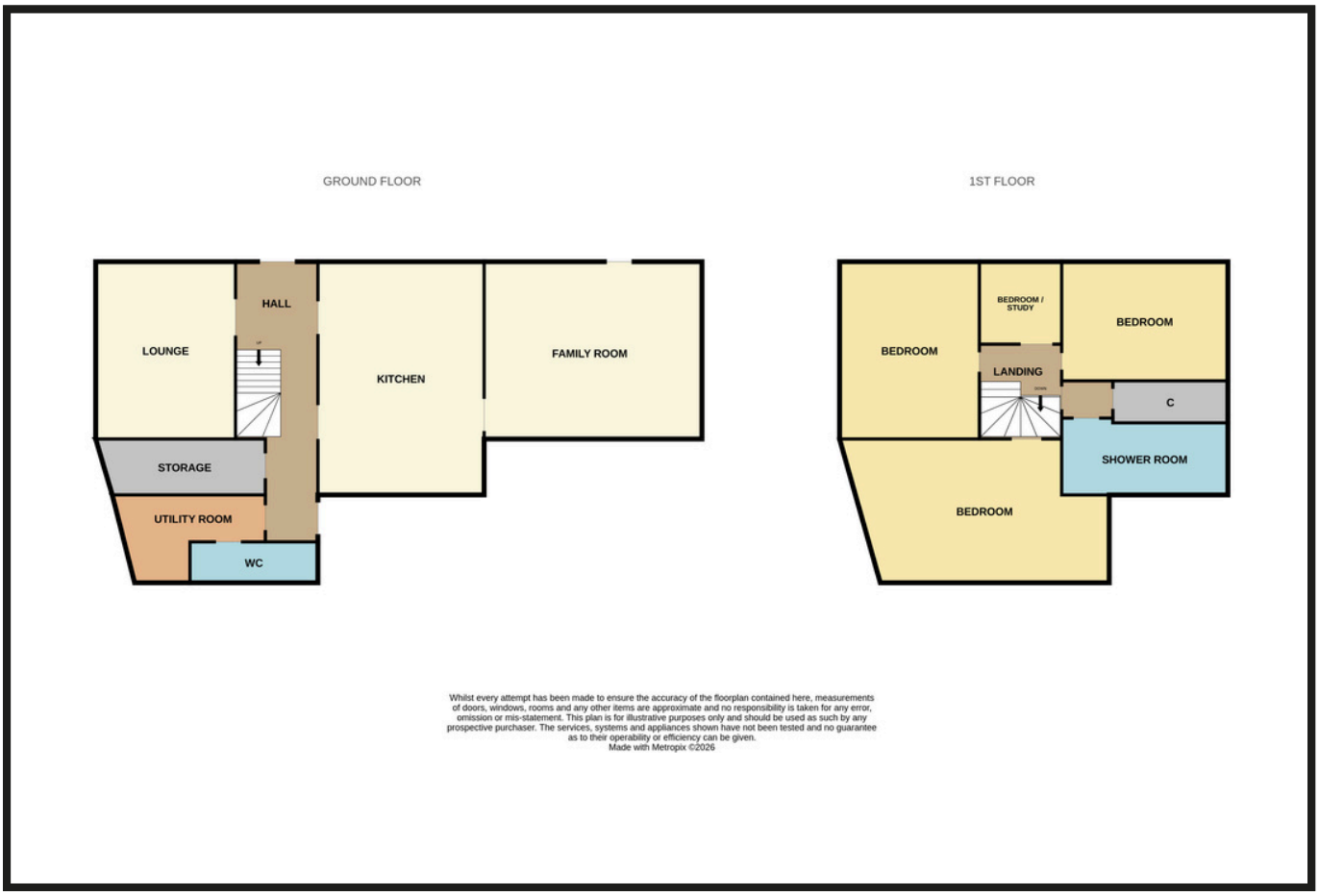


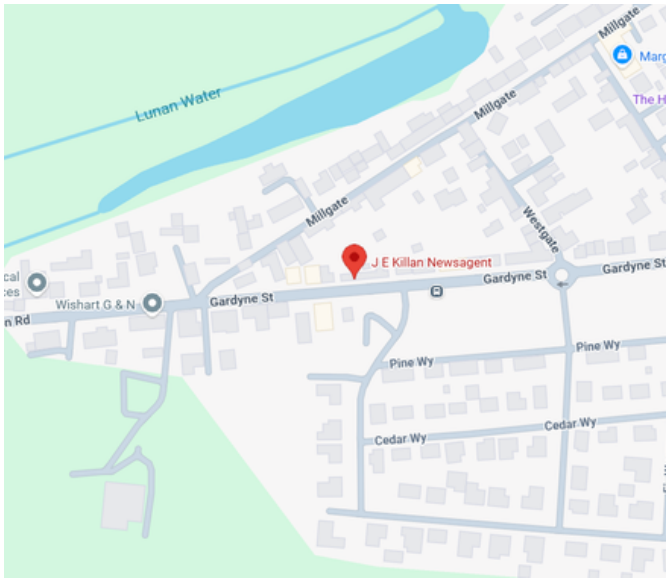

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Property Professionals





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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