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15 Westgate

| Friockheim | DD11 4TX

Offers Over £180,000

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This is an excellent opportunity to purchase this end terraced cottage with separate Annex. Friockheim lies in the centre of Angus and is therefore convenient for commuting to all Angus towns and cities of Dundee and Aberdeen. There are several shops and a chemist in the village plus primary school and large playpark. Nearby Arbroath and Forfar offers a wider range of consumer and retail facilities.

This "quirky" cottage offers comfortable accommodation which comprises: hall, living room with option of a coal fire, fitted kitchen, conservatory, two bedrooms and bathroom. Attributes include double glazing, gas-fired central heating, fitted wardrobes and a useful floored attic with Velux window The annex features living/kitchen, shower room and bedroom plus double glazing and heating.

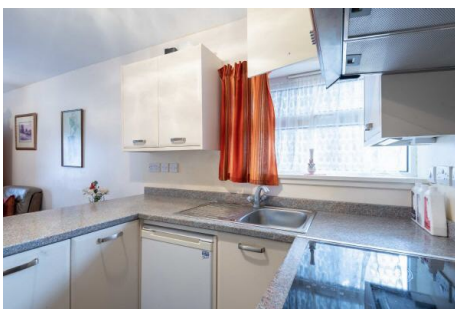
Externally vehicular needs are amply catered-for by secure off-street parking. The enclosed south facing mature garden features: large timber shed, formal lawn, established plants, trees and bushes.

This charming property could be utilised for a myriad uses and early viewing is to be highly recommended.

- End Terraced Cottage and Annexe
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Annexe; Lounge, Kitchen, Bedroom, Shower Room
- DG; GCH; EPC - D
- Large Garden; Car Port









Lounge	15'5 x 8'10	4.70m x 2.69m
Kitchen	11'3 x 10'10	3.43m x 3.30m
Bathroom	6'5 x 6'2	1.96m x 1.88m
Bedroom	13'1 x 8'8	3.99m x 2.64m
Bedroom	10'0 x 6'11	3.05m x 2.11m
Annexe Lounge/Kitchen	19'7 x 7'4	5.97m x 2.24m
Annexe Shower Room	7'3 x 5'7	2.21m x 1.70m
Annexe Bedroom	10'8 x 8'2	3.25m x 2.49m



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown here are not intended and no guarantee as to their condition or efficiency may be given. Map will be supplied C.C.C.C.

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