

# Connelly Yeoman



**1 GUTHRIE STREET, FRIOCKHEIM, BY  
ARBROATH DD11 4SY**

**SEMI DETACHED  
VILLA**



## Key Features

- Semi Detached Villa requiring modernisation and upgrading, with great potential
- Located within the popular semi-rural village of Friockheim, close to Arbroath
- Cottage gardens to the front, side and rear of the property



OFFERS OVER  
**£110,000**

# Property Description

This cottage-style SEMI DETACHED VILLA is ideally situated within the very popular semi-rural village of Friockheim, which itself is located just a short drive from the town of Arbroath and within easy reach of both Forfar and Brechin. The property does require a degree of modernisation and refurbishment but has the potential to become a well proportioned family home over two levels. The property enjoys a lovely, open outlook to the front, overlooking the green/park area at Guthrie Street. Externally there are side and front areas of garden ground, mature cottage style garden with trees, shrubs and bushes. To the side of the garden there is a further Shed, gravel area and boundary fencing. The rear garden is mostly laid to lawn and there is a patio area. Stone Outhouse.

**ACCOMMODATION:** VESTIBULE & HALLWAY, BATHROOM, LOUNGE, KITCHEN & UTILITY AREA; UPPER FLOOR:- 3 BEDROOMS

**ENTRANCE VESTIBULE & HALLWAY:** Enter through the original front entrance door into the Vestibule, with a built-in storage cupboard and original parquet flooring, which is continued through into the Hallway. Coat hooks. Hallway with the staircase to the upper floor, side-facing window and there is built-in under-stair storage. Built-in shelved storage cupboard. A door leads off the hallway into the Bathroom.

**BATHROOM:** Approx. 7'5 x 6'7 comprising a two piece white bathroom suite and a large walk-in shower compartment, wet wall finishings and a built-in storage cupboard. Opaque glass window.

**LOUNGE:** Approx. 14'3 x 13'6. A spacious Lounge, with a large front-facing window. Built-in storage cupboard offering ample storage and further areas of built-in storage. Electric fire with a tiled surround (**no warranties given on the fire or any electric heaters in the property**).

**KITCHEN:** Approx. 12'3 x 9'7. The kitchen area has base and wall mounted units, worktop surfaces and sinktop. Built-in cupboards. Space for fridge/freezer, etc. Feature archway which opens through to a Utility area. Double glazed external back door out to the rear garden.

**UTILITY AREA:** Approx. 6'7 x 5'3. In the utility area there are base and wall units, and worktop surfaces.



**UPPER FLOOR:** Staircase to the upper floor, with a large window. Upper landing area with access hatch and loft ladder into the partially floored attic space. Built-in storage cupboard over the stair bulkhead.

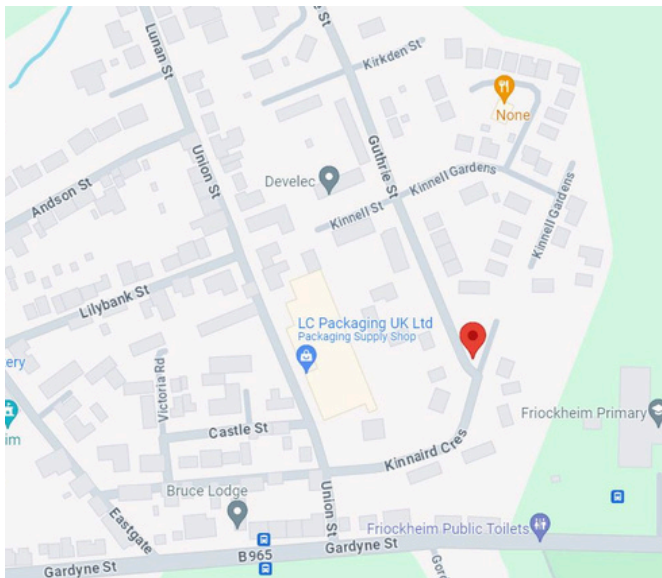
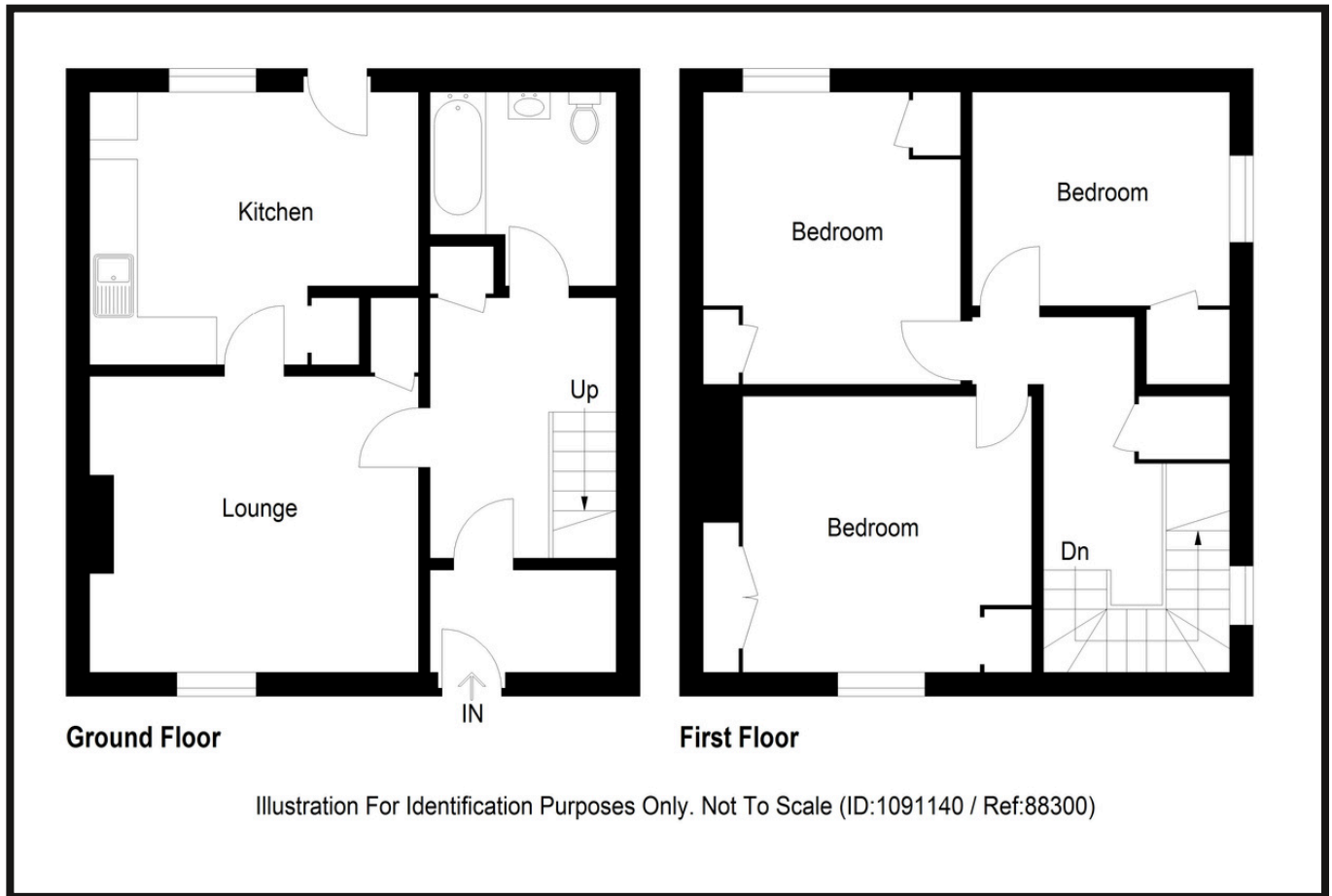
**BEDROOM 1:** Approx. 12'2 x 9'6 with a side-facing window and a built-in storage cupboard.

**BEDROOM 2:** Approx. 12'11 x 9'1 with a rear-facing window overlooking the rear garden and two built-in storage cupboards (one housing the hot water tank).

**BEDROOM 3:** Approx. 12'9 x 11'2 with a front-facing window and built-in wardrobe storage with overhead storage and drawers.



# 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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