

Waterston Cottage, Friockheim, Arbroath, Angus, DD11 4UD



Offers Over £240,000

Detached four-bedroomed dwelling house situated in a quiet rural setting outside the village of Friockheim. Waterston Cottage would make a spacious family home with some TLC. The property benefits from solar panels, a stone built single garage, a former byre and a large wrap around garden. Local amenities are available in Friockheim, more extensive amenities in the nearby towns of Arbroath, Brechin, Forfar and Montrose.

Accommodation comprises:- Living Room, Dining Room, Kitchen, Utility Room, Family Bathroom, Shower Room, 4 Bedrooms, Study, Attic Store Room.

Outside:- Large wrap around garden with greenhouse and pond; stone built single garage and former byre. The garden would make a super area for a veg plot and for keeping chickens. The garage and former byre could be converted for use as outside work areas or kennels.

Oil-Fired Central Heating, Double Glazing. Energy Performance Rating:- D. C/Tax Band:- E



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALLWAY

Wooden door leading to hallway with stairs to first floor; living room, kitchen and family bathroom all lead off; radiator and carpeted flooring.

LIVING ROOM (9.20m x 4.31m)

Spacious living room with patio doors to the garden. Open fire with original tiled fireplace. 2 x windows to the side; radiators x 2 and carpeted flooring.

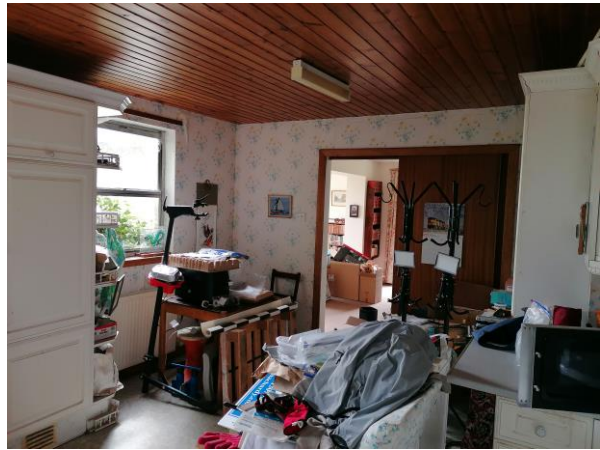


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KITCHEN (4.31m x 4.00m)

Large kitchen with wall and base units, 2 x windows to the rear; radiator and vinyl flooring.



UTILITY ROOM (4.31m x 1.73m)

Wall units, plumbed for washing machine. Pully, vinyl flooring and storage cupboard. Back door to garden.

DINING ROOM (4.40m x 3.63m)

Accessed from the utility room, a large room with built-in cupboards. Window to the rear; radiator and carpeted flooring.



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BATHROOM (3.17m x 1.72m)

4-piece bathroom suite with bath, w/c, sink and bidet. Window to the front. Wooden floor, storage cupboard and radiator.



First Floor

Wooden stairs to first floor, window at top of landing to the front. Carpeted flooring.

BEDROOM ONE (3.21m x 2.46m)

Single room with window to the front, radiator and carpeted flooring.



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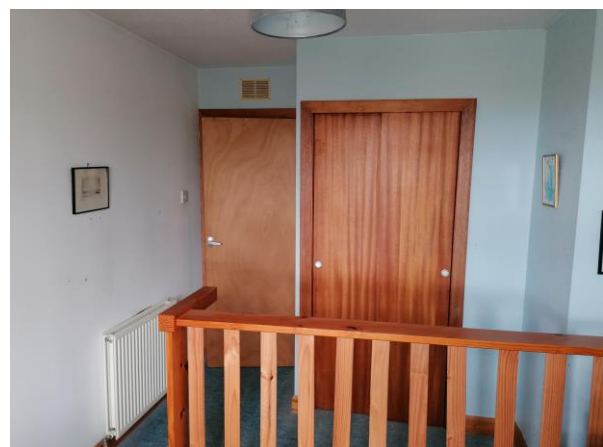
BEDROOM TWO (3.86m x 3.60m)

Double bedroom with 2 x built-in wardrobes. Window to the rear with views out to the fields, radiator and carpeted flooring



BEDROOM THREE (3.55m x 2.70m)

Double bedroom with built-in wardrobes. Window to the rear with views out to the fields, radiator and carpeted flooring.



SHOWER ROOM (1.12m x 1.63m)

Walk-in shower, w/c, sink. Window to the front. Storage cupboard, radiator and tiled flooring.



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STUDY (3.60m x 2.60m)

Study area with under stair cupboards. Window to the rear, radiator and carpeted flooring.

Stairs to attic



ATTIC BEDROOM (5.82m x 3.48m)

Large attic room with Velux windows x 2, carpeted flooring.



ATTIC STORAGE ROOM



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OUTSIDE

There is a large wrap around garden with greenhouse and pond which previously incorporated a productive fruit and veg plot and chicken enclosure. Stone built single garage and former byre with the potential for conversion for use as outside work areas or kennels.



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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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

**Whilst these particulars are believed to be correct
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