

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



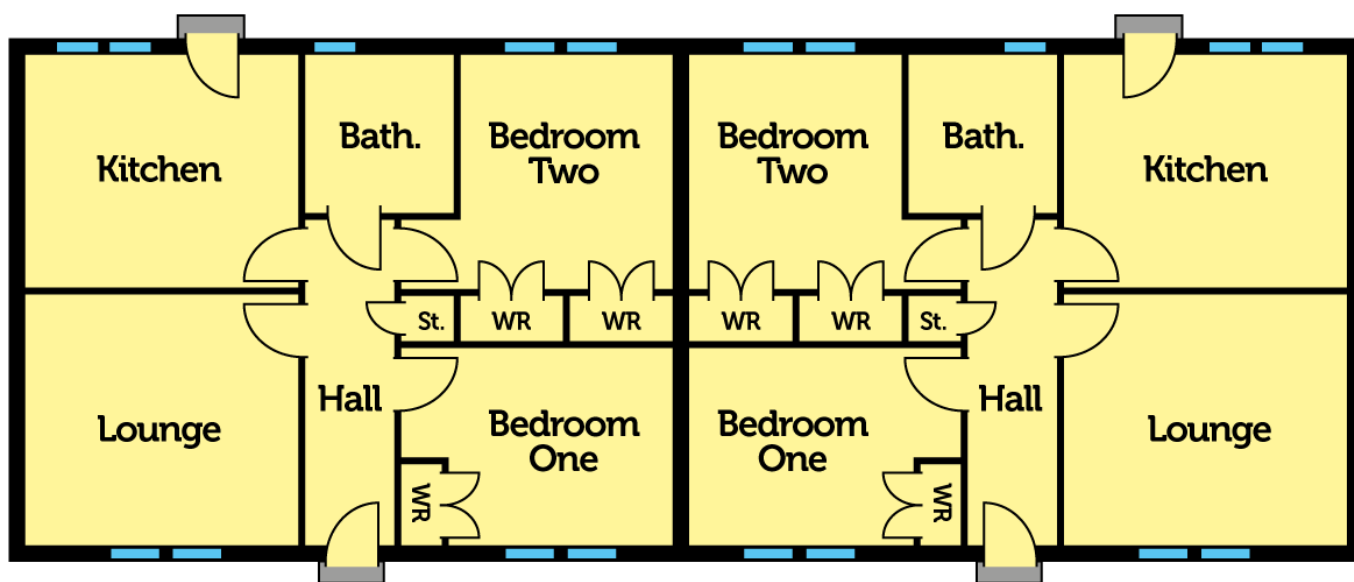
12 Pine Way, Friockheim DD11 4WF (Plot 76)

- **Semi Detached Bungalow**
- **New Build by NHBC Guild Homes (Tayside) Ltd**
- **Guild Homes 'Careston'**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating, Double Glazing, Solar Panels, EPC B**
- **Driveway and Gardens**

FIXED PRICE £200,000

This spacious NEW BUILD 2 Bedroom semi Detached bungalow extending to 72sqm in this sought after new build development by Guild Homes (Tayside) Ltd. The sought after Friockheim Green development by Guild Homes within the popular Angus village of Friockheim. Friockheim offers a range of amenities including shops, pharmacy, hotels and primary school. A full range of social, leisure and consumer facilities can be found in nearby Arbroath and Forfar, Brechin and Montrose are within comfortable driving distance.

The property offers spacious accommodation all at ground floor level and has been finished to a high specification to the Guild Homes 'Careston ' design. The subjects benefit from security alarm system, gas fired central heating, quality Upvc double glazing, dining sized kitchen with integral Bosch appliances, room, fitted wardrobes in both bedrooms and attic accessed by pull down ladder. Solar panels add to the energy efficiency of the property and the property will be covered under NHBC Guarantee. Choice of kitchens, sanitaryware and fittings.



Room Sizes (m²)

Lounge	4150 x 3750
Bedroom One	3500 x 3300
Bedroom Two	3300 x 3250
Kitchen	3400 x 3500
Bathroom	2250 x 2350





GUILD HOMES
www.guild-homes.co.uk



The Garnochy (J)



The Balgavies (I)



The Careston (H)



Friockheim
GREEN

tspc.co.uk
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pspc
All you need



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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