

# Connelly Yeoman

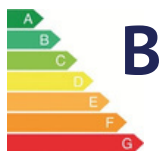


**'THE GRUMBLES' 27 HEATHER BANK FRIOCKHEIM  
BY ARBROATH DD11 4WE**

**DETACHED BUNGALOW**



- Set within a modern, new build residential estate of similar properties close to the village
  - A spacious and well maintained property with accommodation on one level
    - Gas Fired Central Heating, Double Glazing and Solar Roof Panels
- Established and easily maintained Gardens to the front, side and rear, Driveway and Garage



OFFERS OVER  
**£285,000**



# Property Description

This modern build DETACHED BUNGALOW is ideally situated within the sought after residential development of similar styled properties built by Guild Homes and known as Friockheim Green, located in the popular village of Friockheim, which itself boasts a local shop and primary school, and which is located within easy reach of both Arbroath and Forfar and with good access routes for commuting both to Dundee and Aberdeen. This modern property has been well maintained and enjoys the benefits of gas fired central heating, double glazing and has integral solar roof panels. On entering into the property there is a Vestibule and welcoming Hallway, a very spacious Lounge affording a range of furniture settings, a large and well appointed Kitchen (with quality fitted kitchen appliances), useful Utility Room, three excellent sized Bedrooms with fitted wardrobes (the Master Bedroom with En Suite Shower Room), and a Family Bathroom completes the picture. Externally, the property sits on a generous garden plot, with a front garden area laid out to stone-chips for ease of maintenance. The enclosed rear garden is accessed via double wooden gates to the side of the property, where there is a large stone-chipped parking area leading to the detached Garage. The enclosed rear garden is again very neatly laid out, with a lovely patio area and the remainder is laid to lawn with timber boundary fencing and flower/plant borders. External power socket and outside water tap. Included in the sale is a remote control lawnmower robot and a Timber Garden Shed. Overall, this property would suit a variety of buyers and early viewing is essential to appreciate this quality property on offer.

**ACCOMMODATION: VESTIBULE & HALLWAY, LOUNGE, KITCHEN & DINING/FAMILY AREA, UTILITY ROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM.**

## **VESTIBULE:**

Approx. 7'3 x 7'9. Enter through the front double glazed entrance door into the Vestibule, with a front-facing window and a built-in double wardrobe with shelving and hanging space, sliding wood veneer doors. Wood-effect laminate flooring throughout. Internal oak veneer and glass door into the Hallway.

## **HALLWAY:**

A welcoming Hallway with access to the accommodation. Two CH Radiators. Built-in cupboard housing the electric meter and fuse box. Access hatch into the loft space. A corner entry door with glass side panels leads into the Lounge.

## **LOUNGE:**

Approx. 17'3 x 19'7. A bright and spacious Lounge, with a front-facing window and ample space for furniture settings. CH Radiator.

## **MASTER BEDROOM:**

Approx. 18'4 x 13'8. A generously proportioned main bedroom with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror and wood effect doors. CH Radiator. Access into the En Suite Shower Room

## **EN SUITE SHOWER ROOM:**

Approx. 5'10 x 10'10. Comprising a WC and wash-hand basin incorporated within a vanity unit. Large shower cubicle housing a power shower and finished with modern wet wall at the shower area. Inset ceiling spotlights. Extractor fan. Heated towel rail. Side-facing opaque glazed window offer ample natural ventilation.

## **BEDROOM 2:**

Approx. 19'9 x 10'6. Another spacious double bedroom, with a rear-facing window. Built-in wardrobe. CH Radiator.

## **BEDROOM 3:**

Approx. 12'9 x 12'4. Another good-sized double bedroom, with a side-facing window. Built-in double wardrobe with shelving and hanging space, sliding doors. CH Radiator.





**FAMILY BATHROOM:**

Approx. 11'5 x 10'9. Comprising a vanity unit which incorporates both the WC and the wash-hand basin. Corner bath with mixer tap. Separate shower cubicle with a power shower. Modern wall tiling. Bathroom fittings. Inset ceiling spotlights. Extractor fan. CH Radiator and heated towel rail. Side-facing opaque glazed window allows for ample natural ventilation.

**KITCHEN & DINING/FAMILY AREA:**

Approx. 24'8 x 15'3. A very spacious and well appointed Kitchen with ample space for dining or family space. The kitchen area has a rear-facing window and is fitted with a good range of modern base and wall mounted units, wood-effect worktop surfaces incorporating a sink with mixer tap. Integrated BOSCH Electric Double Oven with Microwave Oven above. Induction Hob with stainless steel extractor hood above and cooker splashback. Integrated Fridge/Freezer and Dishwasher. A breakfast bar area separates the dining/family area, with ample space for furniture settings. Inset ceiling spotlights. CH Radiator. Feature Patio doors lead out into the rear garden. Access into the Utility Room.

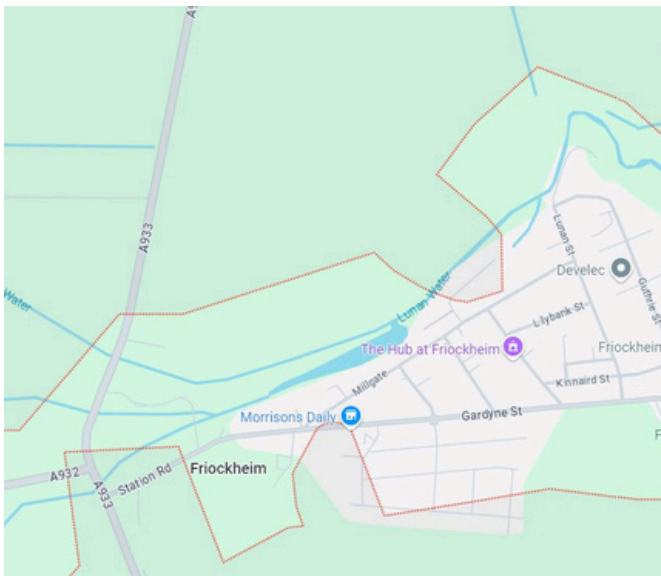
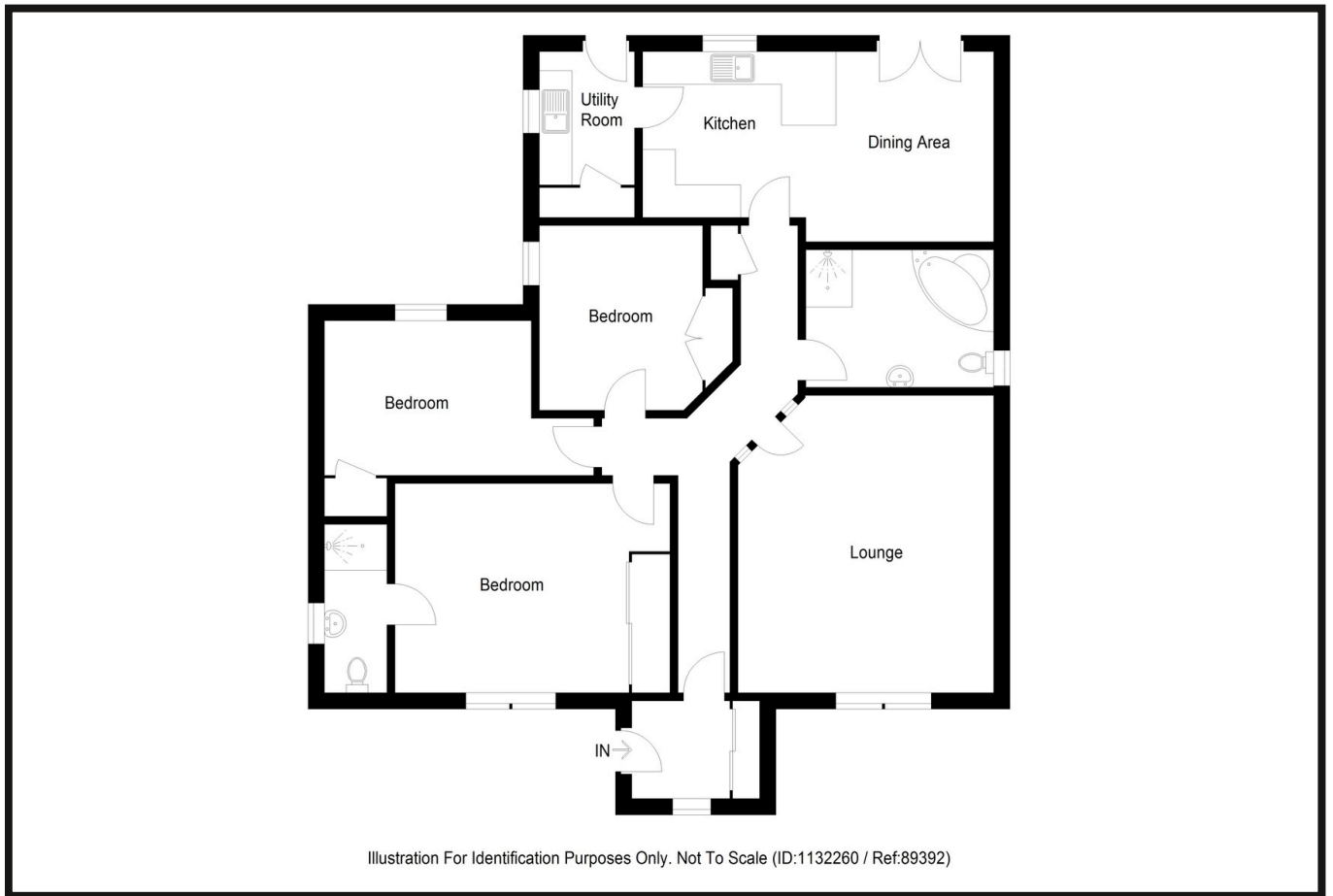
**UTILITY ROOM:** Approx. 7'10 x 12'2 with a side-facing window and fitted to base storage units incorporating a stainless steel sink, plumbing and space for an automatic washing machine. Space for a tumble dryer **Appliances included in the sale - NO WARRANTIES GIVEN THEREON.** Gas central heating boiler. Built-in storage cupboard housing the water tank. External door leads out to the garden.

**EXTERNALLY:** The property sits on a generous garden plot, with a front garden area neatly laid out to stone-chips for ease of maintenance. The enclosed rear garden is accessed via double wooden gates, where there is large stone-chipped parking area leading to the detached Garage. Enclosed rear garden very neatly laid out in a lovely patio area and the remainder is laid to lawn with timber boundary fencing and flower/plant borders. External power sockets and outside water tap. **Included in the sale is a remote control lawnmower robot. Timber Garden Shed included.**

**GARAGE** with up and over garage door.



# 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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Yeoman**

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