



Solicitors & Estate Agents



**9 Heatherbank, Friockheim,
DD11 4WE EPC: B**

Offers Over **£285,000**

9 Heatherbank, Friockheim, DD11 4WE

3 Bedroomed modern bungalow

Overview

- Detached
- 3 Bedrooms
- 1 Lounge
- Kitchen & Utility Room
- Vestibule
- Bathroom & en-suite
- Gas Central Heating
- Double Glazing
- Ample Storage
- Driveway and large Garage
- Gardens front and rear



A lovely modern property situated in a new estate in Friockheim



Built in 2017 by Guild Homes, this is a lovely modern property with many added features. From the large bright hallway, you will find the good-sized lounge with loads of storage, 3 double bedrooms, one of which has an en-suite shower room and a kitchen with ample space for a table, there is also a utility room. All the bedrooms have fitted wardrobes. In the attic there is a partially floored area which is accessed by a Ramsay Ladder. With Gas Central Heating and double Glazing throughout, this is a well-insulated home. This is an ideal property for a growing family, and you will find that Friockheim is close to many towns in Angus

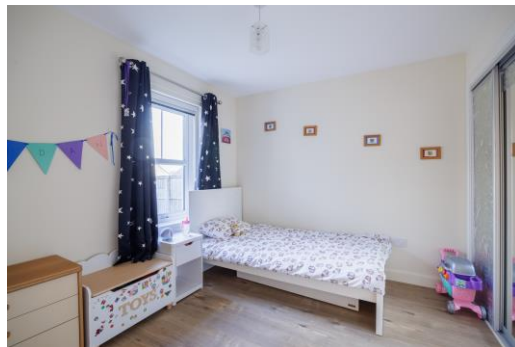


Extras

Included in the sale are all fixtures and fittings as well as the integral oven, hob, microwave, dishwasher and fridge freezer. You will also find a washing machine in the utility room. A shed with kennel attached is also included in the sale.

Exterior

Outside there is a driveway leading to a large garage with electric door and a front and rear garden. There is a shed with kennel attached. This property has a vehicular electric charging point. There are solar panels in the roof.



Directions

From Brechin, follow the A933 to Friockheim, turn left onto Station Road, after about 500yards right onto Heatherbank and follow the road around where you will find number 9 on the left-hand side as indicated by our for sale board.

What3words –
tortoises.contents.sleepless



Floor Plan

Floor area 106.8 sq.m.

TOTAL: 106.8 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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