

Connelly Yeoman



**2 GORDON PLACE, FRIOCKHEIM
BY ARBROATH DD11 4SS**

**TRADITIONAL STONE-BUILT
SEMI DETACHED COTTAGE**



- Deceptively spacious stone-built Semi Detached Cottage located in popular village setting
 - Spacious and well proportioned accommodation with an additional Sun Room
 - Gas Fired Central Heating and Double Glazing, ample storage
- An established, mature rear garden all beautifully laid out. On communal ground to the rear there is parking, a Timber Garage, a greenhouse & wooden shed.



OFFERS OVER
£165,000

Property Description

This deceptively spacious and charming SEMI DETACHED COTTAGE is ideally positioned in a small street located off the main thoroughfare in the semi rural village of Friockheim. The ever popular village of Friockheim itself boasts a local convenience shop and primary school, and is located within easy reach of both Arbroath and Forfar and with good access routes by car for commuting both to Dundee and northwards to Aberdeen. The property offers spacious, well proportioned accommodation, with the benefits of Gas fired central heating and Double Glazing. Externally, to the rear of the property there is a delightful mature garden, all very well laid out, with established shrubs, trees, lawn area and there is a large Greenhouse, a feature Pergola with seating area and access to a brick-built Outhouse. Wrought iron gates allow access out onto communal ground where there is parking, a timber garage, a greenhouse and a wooden shed. an additional area to the rear of the garden with another Greenhouse. Overall, this property would suit a variety of purchasers and early viewing is recommended.

ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY & OPEN PLAN SEATING/STUDY AREA, LOUNGE, 2 BEDROOMS, UTILITY ROOM, BATHROOM, DINING KITCHEN, SUN ROOM.

ENTRANCE HALLWAY:

Enter into the side of the property via a double glazed door with glass side panel in the Hallway. In the Hallway, off the Hallway, there is access into the Lounge. CH Radiator. Built-in shelved cupboard and a further cupboard housing the Gas central heating boiler. Telephone point. Access hatch into the loft space.

In the Hallway there is an additional open plan area which measures approx. 9'3 x 11'2 and this could be used as a small seating area, which allows access out into the back garden, perhaps ideal as a study area.

LOUNGE:

Approx. 11'7 x 15'8. A spacious Lounge with a large, front-facing window. Feature stone wall incorporating a wood burning stove. Display plinths. Two fitted wall lights. Beamed ceiling. CH Radiator.

BEDROOM 1:

Approx. 9'7 x 15'8. A bright and spacious bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. CH Radiator.

BEDROOM 2:

Approx. 12' x 16'3. Another bright and spacious bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. CH Radiator.

UTILITY ROOM:

Approx. 7'4 x 9'7. The utility has a countertop with undercounter appliances which are all to be included in the sale and comprising, Automatic Washing Machine, Tumble Dryer, Fridge and Freezer, all included but **NO WARRANTIES GIVEN THEREON**. Rear-facing window. Ample space for cloaks/coats storage. CH Radiator.



BATHROOM:

Approx. 9' x 7'6. Comprising a WC., vanity area incorporating a coloured wash-hand basin. Coloured bath. Separate shower cubicle/area housing a power shower. The walls are finished with wall tiling. CH Radiator. There is a side-facing window for ventilation.

DINING KITCHEN:

Approx. 15'10 x 11'10. A spacious, well proportioned Dining Kitchen, with the kitchen area fitted with base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink and mixer tap. Cook Master range-style cooker, with double ovens, hot plate and grill, and a 7 burner Gas hob. Large breakfast and seating area. CH Radiator. Side-facing window. From the dining area feature double French doors lead through into the Sun Room.

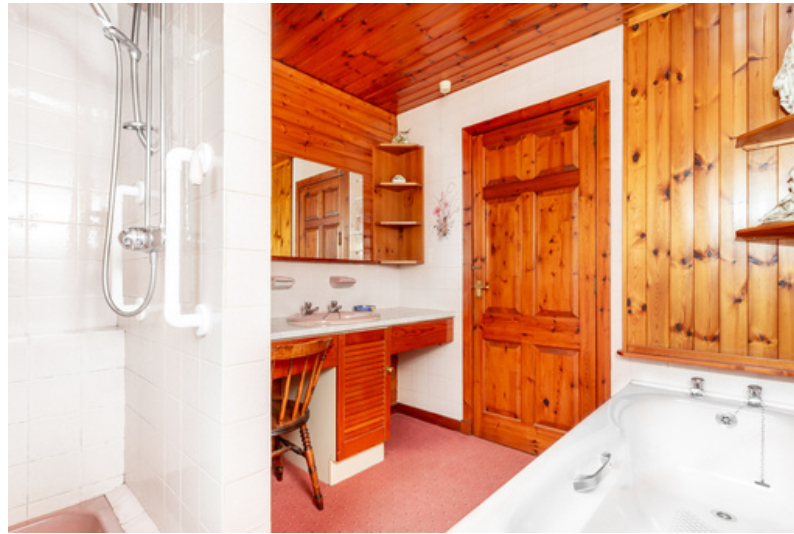
SUN ROOM:

Approx. 10' x 11'10. A lovely addition to the property, with windows overlooking the garden. Tiled floor. Fitted wall lights. CH Radiator. Feature patio doors lead out into the garden. (NB in this room there is access hatch into a further area of loft space.

GARDENS:

To the rear of the property there is a delightful mature garden, all very well laid out, with established shrubs, trees, lawn area and there is a large Greenhouse, a feature Pergola with seating area and access to a brick-built Outhouse. Wrought iron gates allow access out onto communal ground where there is a stone-chipped area for parking, a timber garage, a greenhouse and a wooden shed. an additional area to the rear of the garden with another Greenhouse.

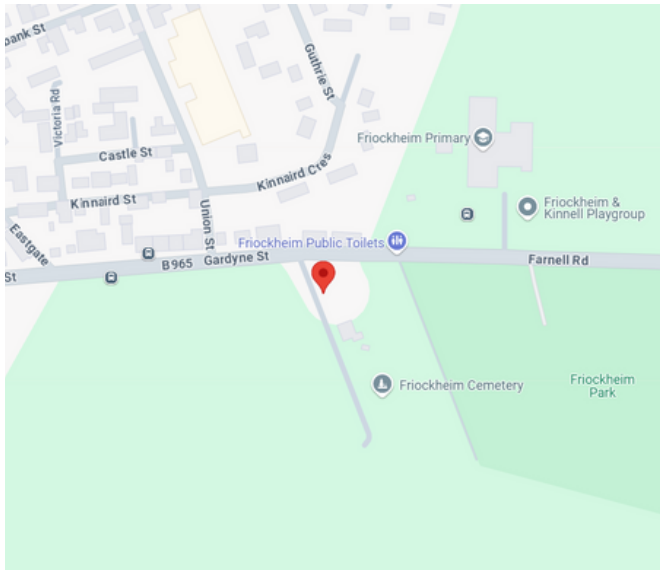
At the rear of the property, off Farnell Road, there is residents' communal vehicular access road/lane.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1200090 / Ref:90539)



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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