

# Property for Sale



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## **The Old Station House, Station Road, Friockheim, DD11 4SE**

- **Refurbished and Fully Modernised Dwelling House**
- **Hallway**
- **Lounge**
- **Kitchen/Dining/Family Room,**
- **Ground Floor Bathroom**
- **4 Bedrooms & En Suite**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking for Multiple Vehicles**
- **Well Bounded & Defined Gardens**
- **Open Countryside Views**
- **EPC C**

**Offers over £295,000 (Home Report Value 310K)**

This recently fully modernised and refurbished and extended former Station House situated at the edge of the popular Angus village of Friockheim where a broad cross section of social, leisure and consumer facilities can be found including Pharmacy, shops, Primary School and Public Houses. Nearby Arbroath and Forfar are only a short drive away and have secondary schooling, major supermarkets and train station at Arbroath.

The Friockheim railway station opened in 1838 and closed in 1955. The station building, now a beautiful modernised extended house built to a high standard and specification by local bespoke joiners and builders SGH Joinery & Construction. In excellent ready to live in condition throughout the subjects benefit from gas fired central heating, UPVC double glazing with French doors, modern fitted kitchen with integrated appliances, modern bathroom, en suite shower room and solid oak internal doors. All recently fitted carpets and floor coverings will be included in the price.

There is a gravel chip driveway and parking area for a number of vehicles and double car port.

The gardens to rear have patio areas and decking and bounded by high level timber fencing.

This is an excellent opportunity to obtain a traditional home of character with modern and contemporary interior and viewing is highly recommended to appreciate the spacious nature of home, quality of finishings and the superb countryside views.

**Entrance Hallway:**

Double glazed UPVC stained and leaded glass exterior door with glazed panel above. Cupboard housing gas central heating boiler. Shelved storage cupboard.

**Lounge:**

Approx. 4.9m x 5.55m at widest point. An excellent size public room with double glazed window and Georgian bar double glazed French doors leading to the rear garden and enjoying open countryside views. Recess for TV. Oak mantel with slate hearth and electric fire. Under stair storage cupboard.





**Kitchen/Dining:**

Approx. 4.32m x 4.76m. Fitted with modern floor, wall and drawer units with integral electric oven, hob and extractor hood, dishwasher, fridge and freezer and washing machine. One and a half stainless steel sink and drainer. Double glazed windows to front and side. Double glazed French doors leading to the decking to rear.





**Bathroom:**

Approx. 3.3m x 2.17m. Three piece suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Extractor fan. Part tiled. Ladder style towel radiator.



**Bedroom 1:**

Approx. 3.8m x 3.33m. Double bedroom at ground floor level with double glazed windows to rear enjoying views.



**En Suite:**

Approx. 3.6m x 1.37m. Three piece suite comprising WC, wash hand basin in fitted units and large shower enclosure. Wet wall. Chrome ladder style towel rail. Low maintenance ceiling with downlighters.

**Bedroom 2:**

Approx. 3.77m x 2.6m. Well proportioned room with double glazed window to front.



**Upper Floor Accommodation:**

**Upper Floor Landing:**

Double glazed window again enjoying the views to rear.

**Bedroom 3:**

Approx. 3.65m x 3.43m. Double bedroom with double glazed windows to rear.



**Bedroom 4:**

Approx. 3.81m x 3.36m. Double bedroom with double glazed window to rear. Eaves storage. Double mirror fronted wardrobes.

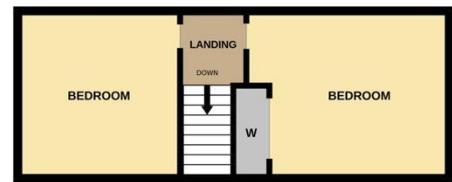
**Outside:**

Gravel chip driveway leads to turning area and parking courtyard with paved double carport. Gardens to rear have patio and decking and bounded by high level wooden fencing.

GROUND FLOOR  
95.0 sq.m. approx.



1ST FLOOR  
30.0 sq.m. approx.



TOTAL FLOOR AREA : 125.0 sq.m. approx.

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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