

Connelly Yeoman

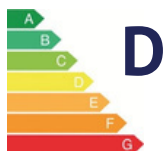


16 GARDYNE STREET, FRIOCKHEIM, DD11 4SN

END TERRACED VILLA



- Set within a rural location with countryside views
- An well presented family home with flexible accommodation
- Extensive well maintained gardens with a garage, greenhouses and garden bothy



OFFERS OVER
£230,000

Property Description

This well presented and exceptional END TERRACED VILLA offers spacious and flexible appeal over two levels in the heart of Friockheim. Boasting three generous bedrooms, the property unfolds across a well-designed layout including an expansive dining sitting room, separate utility area or boot room and a stylish shower room. An attractive garden room offers direct access into the rear garden. The true highlight of the home is the large mature and private garden complete with versatile outbuildings which include a garage, greenhouses and a garden both offering endless opportunity from hobbies and home office potential to leisure and entertaining.

With around a thousand residents, the village of Friockheim has a warm community feel and practical amenities within easy reach which include a convenience store, pharmacy, well regarded primary school, health centre and church. Angus towns such as Arbroath, Montrose and Forfar are a short car journey away.

Early viewing of this charming property would be highly recommended to avoid any disappointment.

ACCOMMODATION COMPRISING:

VESTIBULE, LOUNGE, DINING/FAMILY ROOM, KITCHEN UTILITY AREA, GARDEN ROOM, REAR PORCH, 3 BEDROOMS AND SHOWER ROOM.

HALLWAY:

A paved pathway bordered by flowers and shrubs leads to the front door of the property and into a vestibule. From here into a welcoming hallway with a large under stairs storage cupboard.

LOUNGE:

Approx. 18'2 x 11'4. A charming and bright lounge with open working fireplace and dual aspect windows overlooking both the front and rear of the property.

DINING/FAMILY ROOM:

Approx. 17'9 x 12'7. A warm and inviting room set up with a dining table and chairs and comfy sofas. Dual aspect window overlooking the front and side of the property allow natural light to flood the room, which is open to the kitchen.

KITCHEN:

Approx. 9'6 x 9'5. With a range of solid oak wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap and drainer. A large picture window overlooks the front of the property. There is a free standing cooker with stainless steel splash back and extractor above, plumb space for an automatic washing machine and dish washer. From here a door leads into an inner hallway and a utility area.

UTILITY AREA:

Approx. 19'3 x 5'10. A useful and versatile space with a large window facing the side of the property and a roof window providing lots of natural light. Here there is a fridge freezer and washing machine. The boiler is also housed in this area.

GARDEN ROOM:

Approx. 18'10 x 11'4. With wood panel along one wall and sliding French doors out into the garden.

REAR HALLWAY/BOOT ROOM:

Approx. 10'6 x 5'3. Here there is a large cupboard ideal for coats and boots.



TOP FLOOR LANDING:

At the top of the stairs is a large linen cupboard with shelving and a hatch leading to the attic.

MAIN BEDROOM:

Approx. 14'6 x 12'6. A great sized double bedroom which is lovely and bright with a window overlooking the front of the property. Fitted with triple wardrobes which are deep and high and provide excellent storage, with sliding doors.

SHOWER ROOM:

Approx. 7'2 x 6'10. A large window overlooks the front of the property and provides natural light and ventilation. There is black sparkle wet wall within the walk in shower area, a modern wash hand basin with high gloss vanity unit below and a WC.

BEDROOM 2:

Approx. 14'10 x 6'3. Currently being utilised as a craft room with a high level window and a large picture window overlooking the rear of the home.

BEDROOM 3:

Approx. 11'1 x 10'9. Overlooking the front of the property this good sized double bedroom has two sets of built in wardrobes.

GARAGE:

Approx. 17'5 x 13'1. An extensive driveway leading up the side of the property leads to a garage with up and over door, side door and window.

GARDEN BOTHY:

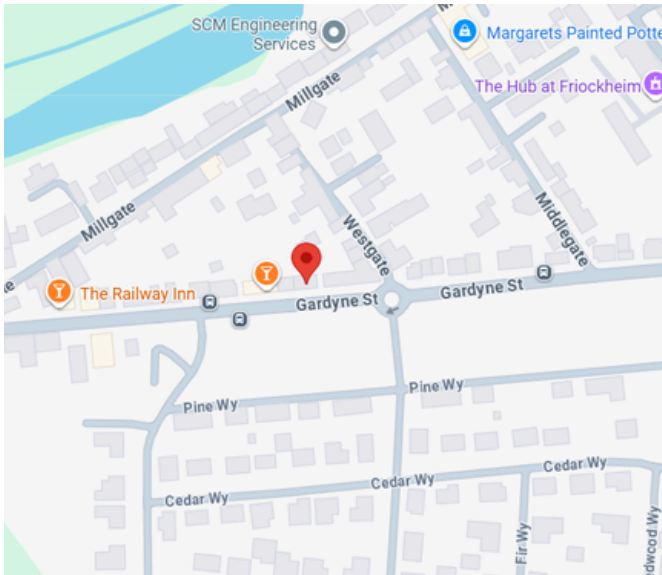
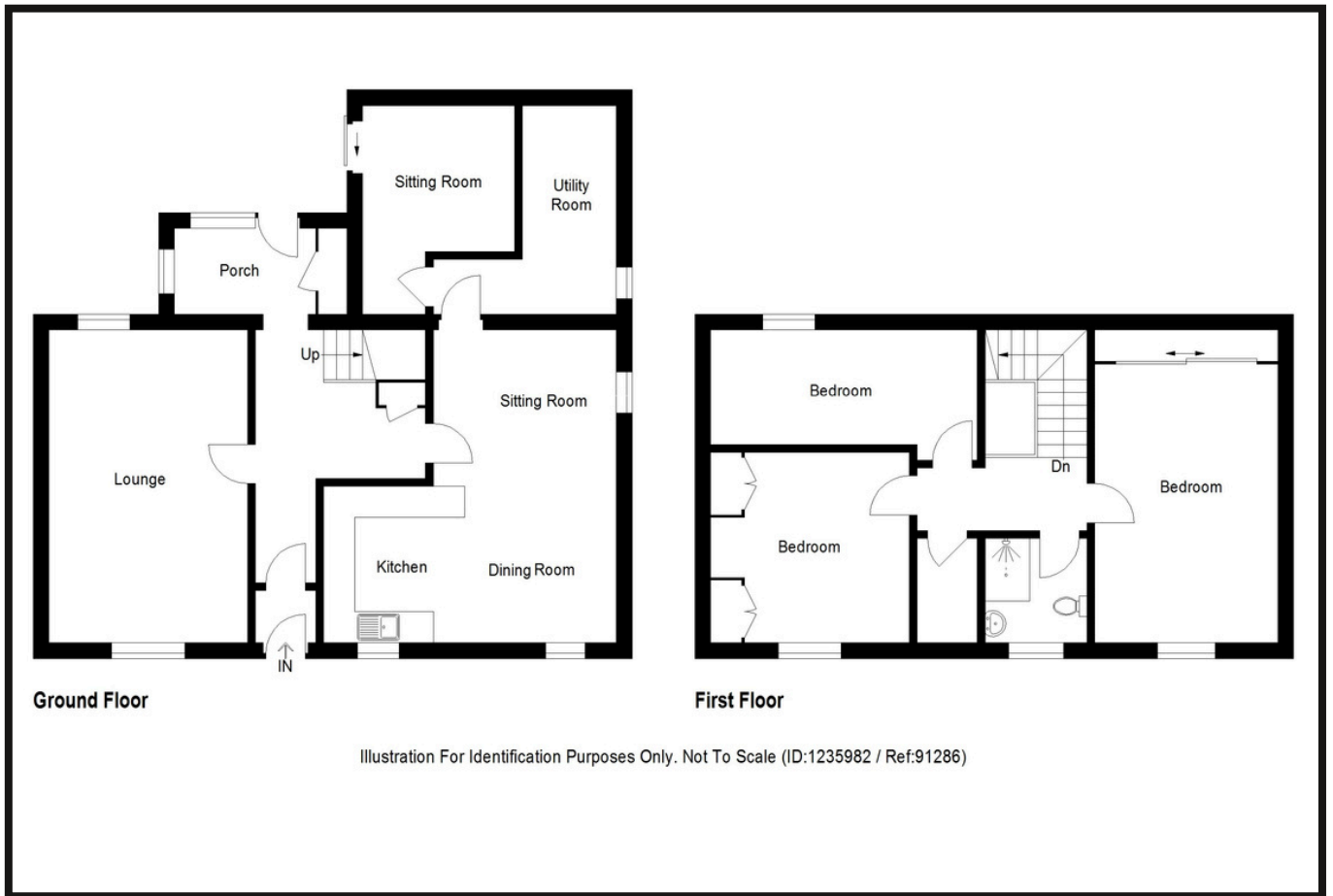
Approx. 28'4 x 17'4. There is a front door, window and up and over garage type door. Internally there are fireplaces and rafters to the ceiling.

OUTSIDE:

An extensive and private garden which is well maintained and fully stocked with mature trees and shrubs. There are two greenhouses which will remain with the property, a veggie patch, fruit trees, a well manicured lawn and patio area for outdoor seating.



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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