

Connelly Yeoman



**7A KINNAIRD STREET, FRIOCKHEIM,
ARBROATH, DD11 4TJ**

**SEMI DETACHED
BUNGALOW**



- Charming two bedroom semi detached bungalow
- Located conveniently between the towns of Arbroath, Forfar, Brechin and Montrose
 - Electric Storage Heating and Double Glazing
- Single garage, summer house and sheds set in a low maintenance garden



FIXED PRICE

£140,000

Property Description

This charming two bedroom SEMI DETACHED BUNGALOW is nestled in the heart of Friockheim, offering excellent scope for modernisation. This property is ideal for someone looking to put their own stamp on a comfortable village dwelling. With good sized bedrooms, open plan living accommodation and the potential to update kitchen, bathroom and finishes throughout, this presents an exciting opportunity for renovation and value gain. The village boasts a convenience store, pharmacy for every day needs and The Hub at Friockheim offers a multiple of facilities including a café, fitness suite, sports hall and sensory room. Road access is good with the A933 linking with Arbroath and Brechin and the local buses service connects Friockheim with other local towns and villages. For buyers who enjoy refurbishment projects, this offers a chance to create a striking home, tailored to one's taste, in a peaceful yet well-connected village.

ACCOMMODATION:

HALLWAY, BATHROOM, OPEN PLAN LOUNGE KITCHEN, TWO DOUBLE BEDROOMS

HALLWAY:

From a door at the side of the property into welcoming hallway with carpet flooring. A ceiling hatch provides access to a partially floored loft space and cupboard houses the water tank and has additional shelving for storage.

BATHROOM:

Approx. 7' x 5'7. In need of some modernisation, the bathroom is fitted with a three piece coloured suite and has an electric power shower above the bath and is fully tiled around the bath. An opaque window provides natural light and ventilation.

LOUNGE/KITCHEN:

Approx. 16'5 x 20'7. A large open plan space with lots of natural light. The lounge area is carpeted with ample space for furnishings. The kitchen is fitted with a range of base and wall units with co-ordinating work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include an electric oven and a four burner electric hob. There is plumb space for an automatic washing machine and a free standing fridge freezer. A breakfast bar area incorporates space for a tumble dryer.



BEDROOM 1:

Approx. 15'5 x 9'2. A rear facing double bedroom with carpet to the floor and double wardrobes with sliding mirrored doors.

BEDROOM 2:

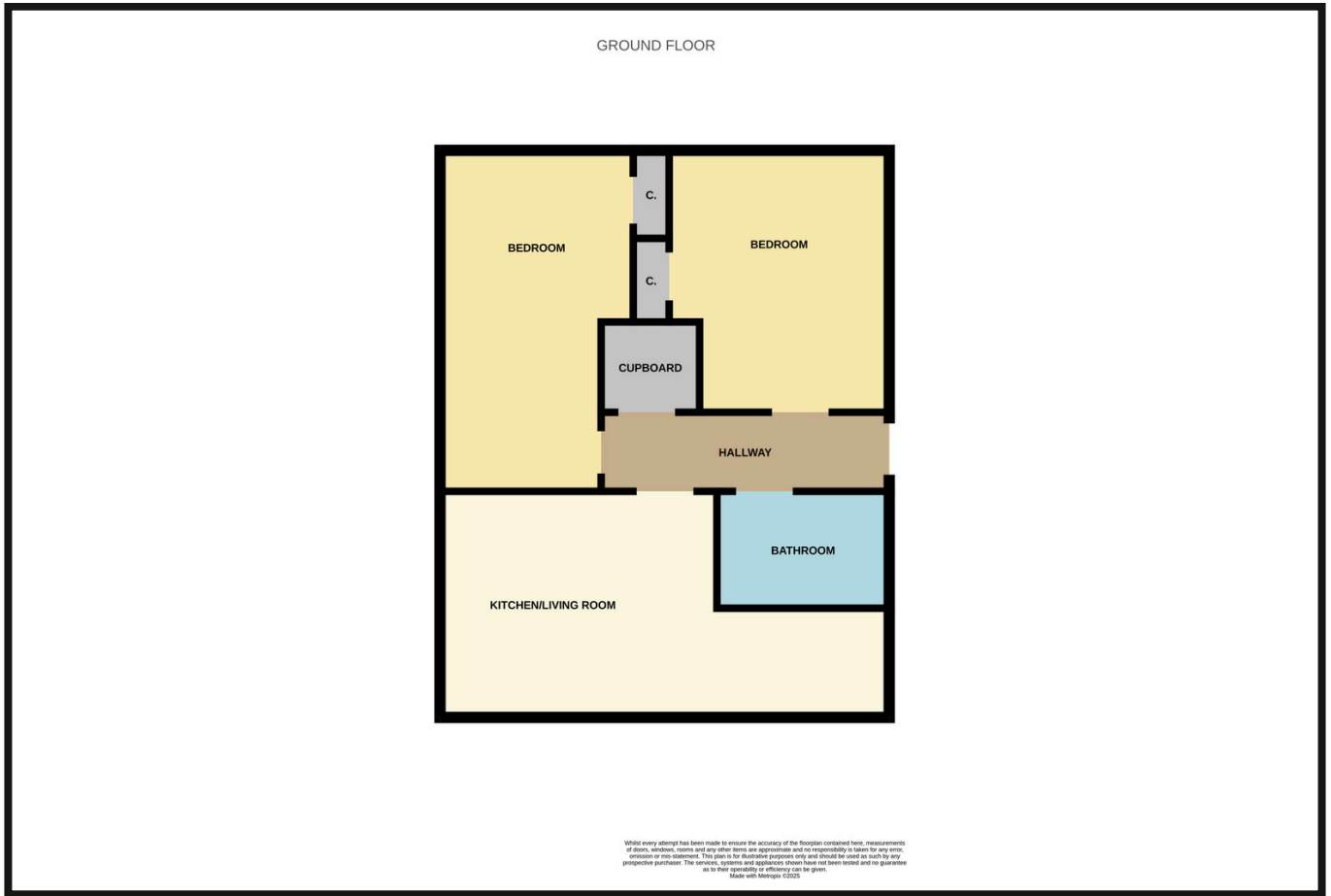
Approx. 9' X 11'9. Also facing the rear of the property, this second good sized double bedroom has built in wardrobes with sliding mirrored door and a window overlooking the rear of the property.

OUTSIDE:

The garden to the front has been chip stone and has a small brick wall. The rear garden is mainly laid to lawn and is full fence and wall enclosed. There is a wooden summer house and two wooden sheds that will remain as part of the sale. The property also has a single garage with an up and over door and a side door accessing the garden. There is a paved driveway providing off street parking.



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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