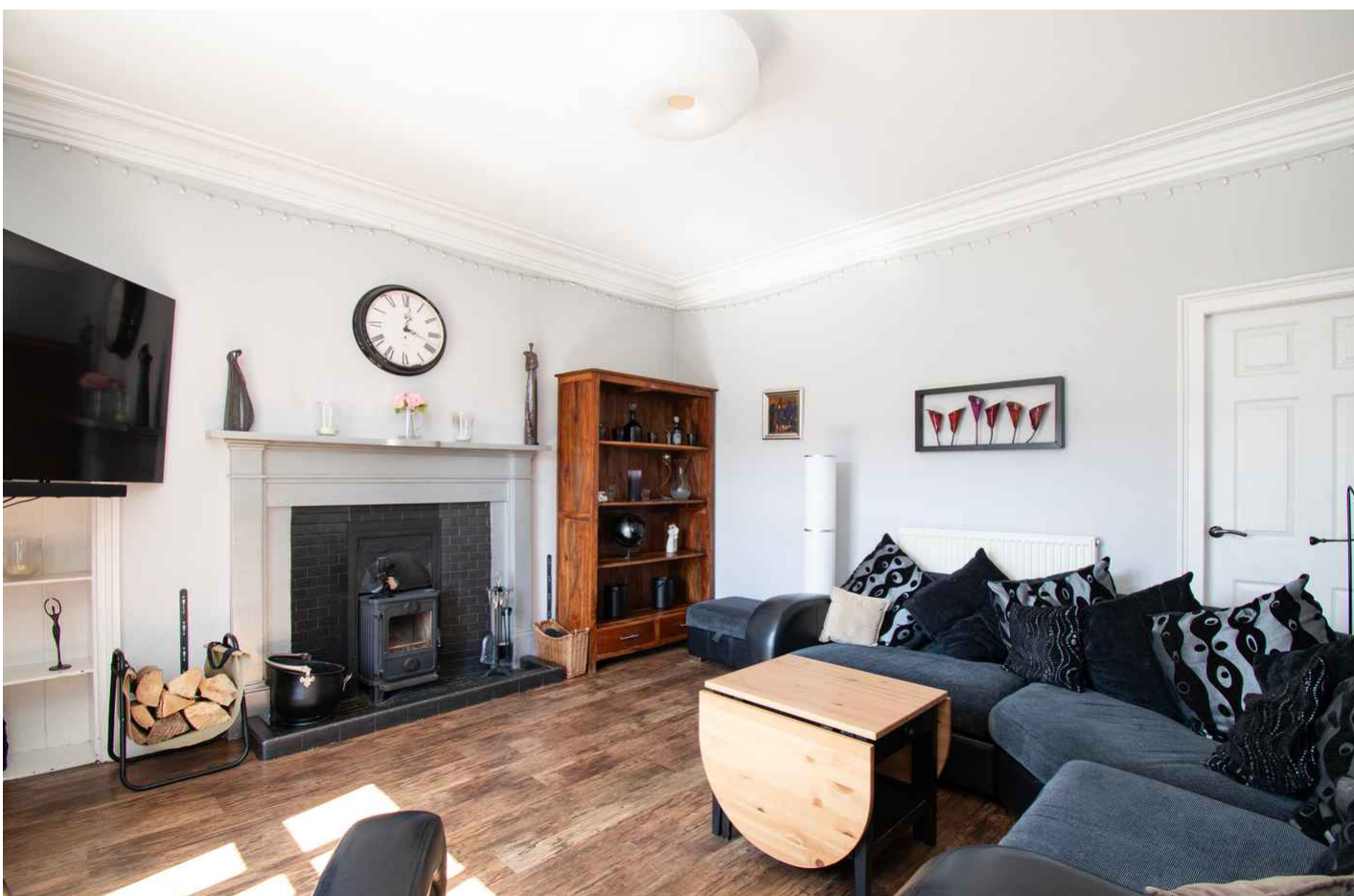




**Thorntons**  
The right way to move

Cairndene, Station Road,  
Frickheim, Arbroath, Angus  
DD11 4SF





## Summary

This exceptional detached six-bedroom villa, dating back to the 1800s, exudes timeless elegance and offers a truly outstanding fusion of luxurious modern living and beautifully preserved period character. The accommodation comprises: lounge, magnificent dining kitchen, utility, master bedroom with walk-in wardrobe and en-suite, four further bedrooms, study/bedroom and a family bathroom. Externally, the residence continues to impress with a private chipped driveway, a garage, and an enclosed front garden. The outstanding rear garden is designed for year round enjoyment, featuring an AstroTurf lawn, beautifully crafted decking, practical outbuildings, and a luxurious bell tent.

## Features

- Detached Villa
- Panoramic countryside views
- Adaptable Accommodation
- Spacious Lounge, Dining Kitchen
- Family Bathroom & WC
- Six Bedrooms (1 en-suite)
- Study Area; Utility Room
- Oil CH & DG
- Driveway, Garage and Gardens
- Council Tax Band E

## Room Measurements

Living room 14'1" x 13'9" (4.30m x 4.20m)  
 Kitchen/dining 21'8" x 14'1" (6.60m x 4.30m)  
 Study 13'7" x 7'1" (4.15m x 2.15m)  
 Utility 6'7" x 4'9" (2.00m x 1.45m)  
 WC 6'7" x 4'1" (2.00m x 1.35m)  
 Bedroom 15'3" x 14'7" (4.65m x 4.45m)  
 Bedroom 13'11" x 9'1" (4.23m x 2.77m)  
 Bedroom 12'4" x 11'7" (3.75m x 3.52m)  
 Bedroom 9'0" x 8'10" (2.75m x 2.70m)  
 Ensuite 9'8" x 6'5" (2.95m x 1.95m)  
 Bathroom 10'4" x 10'0" (3.15m x 3.05m)




The sumptuous lounge, complete with a feature log burner, provides an inviting and serene retreat with picturesque views across the landscaped rear garden.









The top floor enjoys sweeping countryside views from a luminous landing.



# Floorplan

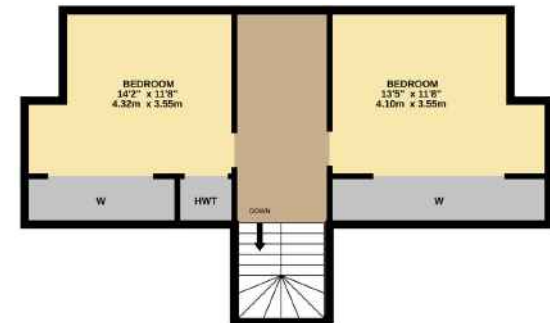
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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