

# Completely renovated three bedroom terraced cottage

Off-street parking with garage and enclosed rear garden

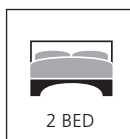


## 31 Gardyne Street

Friockheim, Arbroath, Angus, DD11 4SW



Scan Here!



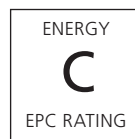
2 BED



1 BATH + WC



OFF STREET



ENERGY

C

EPC RATING

# FRIOCKHEIN

Established in 1814, the village of Friockheim has a population of around 800 and offers its residents facilities including a convenience store, newsagent and pharmacy as well as several small businesses and shops. There is also a public park and two village halls, a primary school, nursery school, community centre and church.

This village is in easy commute to a number of other Angus towns including Brechin, Forfar, Arbroath and of course Dundee. Aberdeen is just over 49 miles away making a journey time of just over one hour.

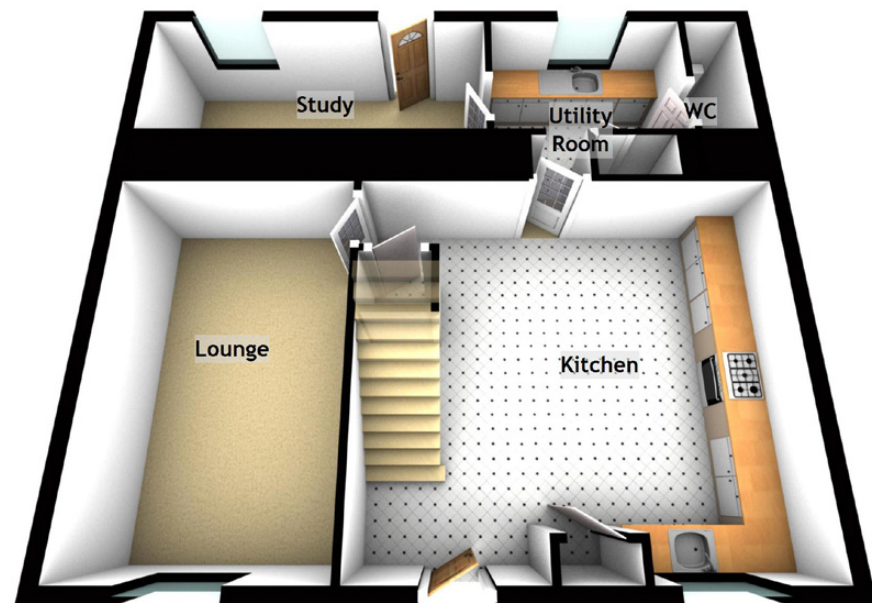


# 31 GARDYNE STREET

Part Exchange Available! We're delighted to offer this walk in condition completely renovated mid terraced three bedroom cottage situated in the quiet and peaceful village of Friockheim. Walk in to the very spacious and modern open plan kitchen / dining area fitted with a comprehensive range of eye and base level cupboards with one and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob with extractor hood above and built in single oven. Front aspect replacement windows, wood flooring, built in cupboard with shelving and stairs to first floor landing. The living room is accessed from here and is of substantial size with wood flooring, front aspect windows and fireplace with wood burner. From the dining area you have a further door leading to an inner hallway offering access to rear garden, utility area, cloakroom and bedroom 3 / study. The cloak room is a two piece white suite. Further cupboard offering additional hanging space and shelving above. The utility area has matching units with single bowl stainless steel sink unit with drainer and mixer tap. Space and plumbing under counter for washing machine and tumble dryer. Wall mounted gas fired boiler serving domestic hot water and central heating with tiled flooring and rear aspect window. Bedroom 3 or Study is located from the utility area and enjoys a rear aspect over the garden. Further access door is located here to allow access to the rear garden.

The first floor landing leads to two large double bedrooms and beautifully finished off three-piece modern shower room with double walk in shower. To the rear is a private and enclosed rear garden with shingle pathway running the width of the property with private gate access from main road. Built in shed offering handy storage relief and the garden is mainly laid to lawn enclosed by brick wall edging. Side aspect door leads into the garage with up and over door, light and power. Parking is located either on the side road next door or to the front in the off street parking area.





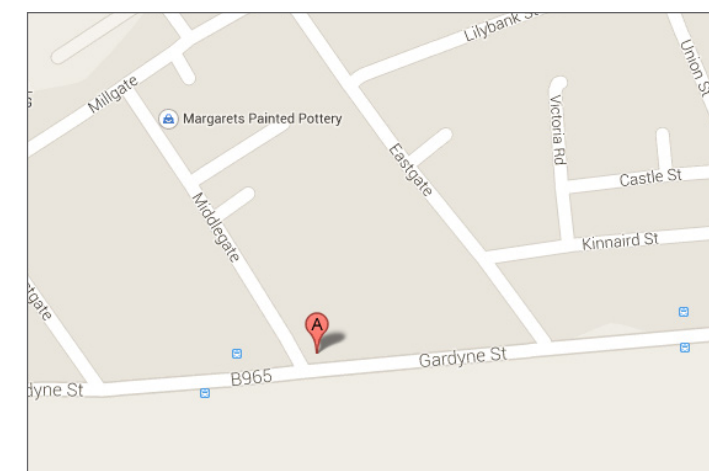
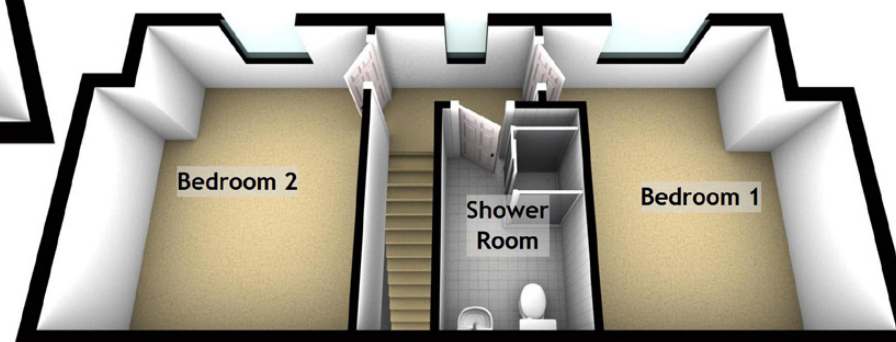
Approximate Dimensions  
(Taken from the widest point)

|              |                               |
|--------------|-------------------------------|
| Lounge       | 4.70m (15'5") x 3.40m (11'2") |
| Kitchen      | 6.00m (19'8") x 4.70m (15'5") |
| Utility Room | 3.50m (11'6") x 1.80m (5'11") |
| Study        | 4.20m (13'9") x 1.80m (5'11") |
| Bedroom 1    | 4.00m (13'1") x 3.20m (10'6") |
| Bedroom 2    | 4.00m (13'1") x 3.40m (11'2") |

|             |                              |
|-------------|------------------------------|
| Shower Room | 2.70m (8'10") x 1.70m (5'7") |
| WC          | 1.80m (5'11") x 1.10m (3'7") |

Extras  
(Included in the sale)

Fitted appliances, flooring and sheds are included within the sale.





**McEwan Fraser Legal**  
Solicitors & Estate Agents

Claremont House, 130 East Claremont Street  
Edinburgh, EH7 4LB  
Telephone: 0131 524 9797  
Fax: 0131 556 5129  
Email: [info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**JAMES KEET**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**CATHERINE ANDERSON**  
Designer