




McEwan Fraser Legal
Solicitors & Estate Agents
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8 Old Mill Place
FRIOCKHEIM, ANGUS, DD11 4US



FRIOCKHEIM

The Location

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

8 OLD MILL PLACE

The Property

We are delighted to offer onto the market this beautifully presented four bedroom detached villa in a beautifully located area.

The accommodation consists of an entrance vestibule to the large hall, spacious lounge. The open plan kitchen/dining area. The kitchen is fitted with wall and base units, which includes integrated appliances. The large dining area looks into the sun room which leads onto the decking area. There is a study/bedroom 4 which could be used as a home office for someone working from home. The WC is a good size and comprises of toilet and a basin. There is a large reception room which has double doors that lead to the garden area. There is a large utility with sink, units and space for washing machine and tumble dryer, which provides access to the integral garage. There is also plenty of storage space throughout the property.





Upstairs there are three double bedrooms. The master having a generously sized fully tiled en-suite with jacuzzi bath, separate shower and large storage space with fitted wardrobes. There is also a balcony which overlooks the rear garden. Completing the specification is the modern family bathroom comprising of bath, shower toilet and wash hand basin set into a vanity unit. The second and third double bedrooms have built in wardrobes. The property also benefits from gas central heating and double glazing.

Externally the garden area is mainly laid to lawn, to the rear with a patio area and decking, ideal for family entertaining. The rear garden also leads to the burn. The front is easily maintained with a mono-bloc driveway and gravel area providing ample parking for a number of vehicles and additionally, there is the double garage with electric doors.

McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.





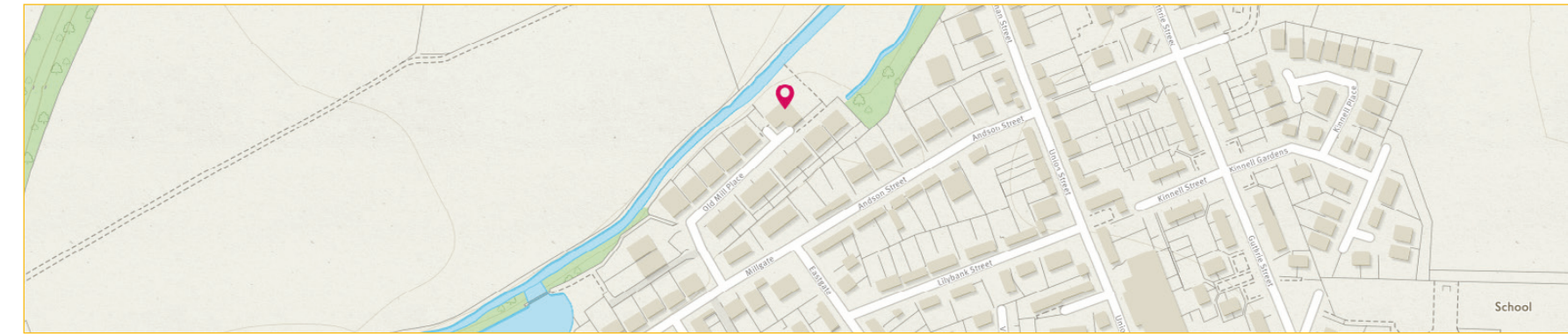
Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 4.50m (14'9")
Family Room	6.60m (21'8") x 5.00m (16'5")
Lounge	5.70m (18'8") x 4.40m (14'5")
Sun Room	3.70m (12'2") x 3.50m (11'6")
Utility	3.60m (11'10") x 1.80m (5'11")
Bedroom 1	6.00m (19'8") x 4.40m (14'5")
En-suite Bathroom	4.60m (15'1") x 4.20m (13'9")
Bedroom 2	4.30m (14'1") x 4.20m (13'9")
Bedroom 3	4.30m (14'1") x 4.00m (13'1")
Bedroom 4	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.90m (9'6") x 2.60m (8'6")
WC	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 263m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, fitted appliances and blinds.





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