



2-3 Eastgate, Friockheim, DD11 4TG

Offers Over £200,000

Contact Solicitors for an
appointment to view or Telephone
owner direct outwith office hours

07581794142

Chamber Practice 



- **Pleasant Village Location**
- **Local Amenities**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Utility Room**
- **4 Double Bedrooms**
- **Family Bathroom**
- **Shower Room**
- **Garage**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Move in Condition**
- **Excellent Family Home**

The Chamber Practice are delighted to bring to market this deceptively spacious 4 bed semi-detached villa situated in the charming Village of Friockheim in the heart of Angus.

The Village, which is surrounded by beautiful countryside, is well served with a Primary School, Nursery, Convenience Store, Chemist, Community Centre, 2 Public Houses and regular Bus Service. Further services and amenities can be found in the nearby towns of Arbroath and Forfar and the City of Dundee is within easy reach.

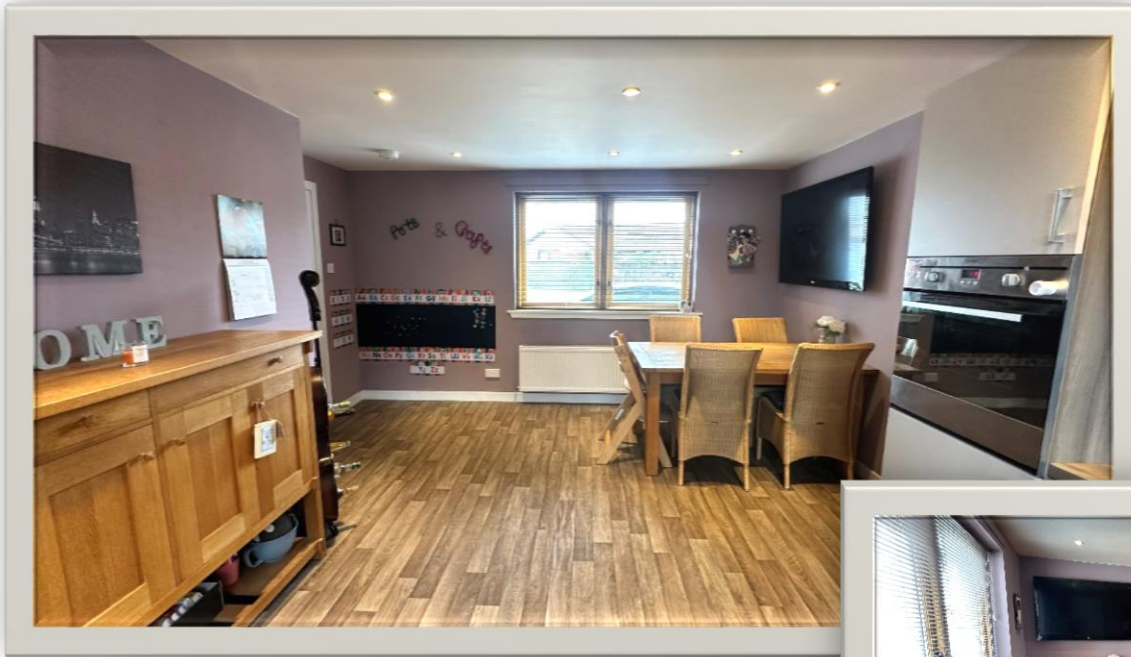
Accommodation comprises: entrance hallway with connecting doors to lounge, kitchen, bathroom and utility room and carpeted staircase leading to upper floor; bright and spacious lounge with feature wood burning stove and French doors leading to rear garden; generous kitchen/diner fitted with contemporary base and wall mounted units with complementary worktops and splashback tiling, integrated hob, oven, fridge freezer and dishwasher, ample space for dining suite and free standing furniture; utility room with fitted base units, storage cupboard and part external door to rear garden; family bathroom with W.C., vanity/storage units and bath with mains fed shower over and storage cupboard. The upper landing has windows to rear allowing excellent natural, built in storage facilities and connecting doors to all bedrooms and shower room; 4 double bedrooms, 2 of which have built in storage facilities; and shower room with fitted toilet/vanity unit and shower cubicle housing mains fed shower. Externally there is an enclosed garden to rear and large garage to front providing off street parking facilities.

This ready to live in property would make an excellent family home and early viewing is highly recommended.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

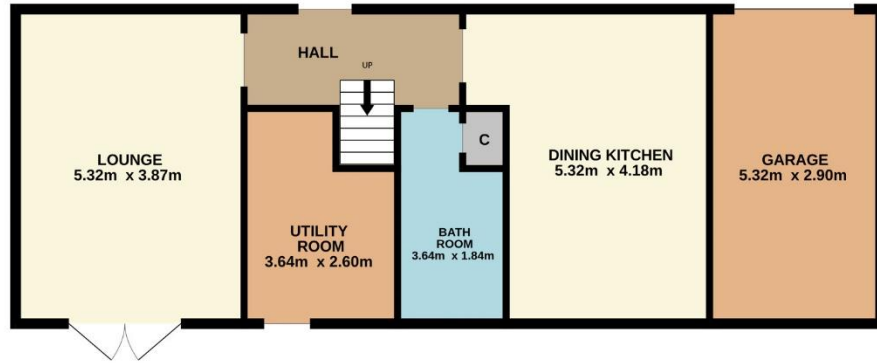
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR
65.0 sq.m. approx.



1ST FLOOR
66.0 sq.m. approx.



TOTAL FLOOR AREA : 131.0 sq.m. approx.

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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Included in the sale are all carpets and floor coverings, window blinds and curtains, integrated appliances and storage shed.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.