



Thorntons
The right way to move

37 Gardyne Street, Friockheim,
Arbroath, Angus DD11 4SW





Summary

This is a fantastic opportunity to purchase a detached villa situated within the popular village of Friockheim. The Angus village boasts a local primary school, shopping facilities, public transport and recreational amenities. The accommodation comprises: entrance hall, lounge, kitchen, dining room which is currently utilised as a bedroom with macerator toilet, bathroom with three-piece suite and two bedrooms. Externally, the property benefits from well-maintained private garden grounds to front and rear. The sizable rear garden features a drying area, lawn, patio, outside store and mature shrubs and plants.

Features

- Detached Villa
- Popular Residential Location
- Lounge/Dining
- Kitchen
- Dining Room
- Bathroom
- 2 Bedrooms
- DG GCH
- Extensive Rear Garden.

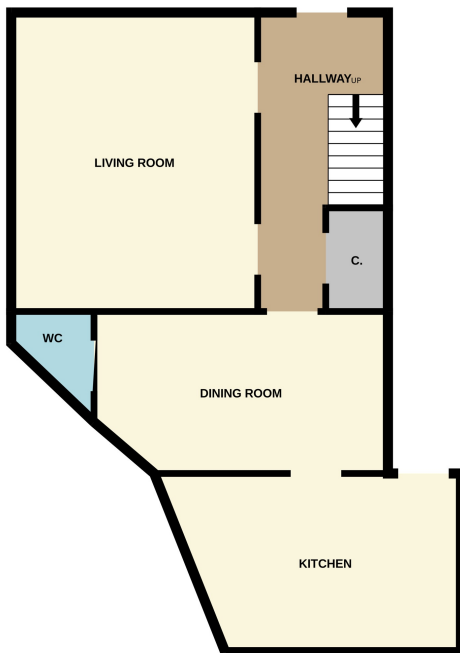
Room Measurements

Lounge 18'0" x 11'8" (5.49m x 3.56m)
Kitchen 13'4" x 8'5" (4.06m x 2.57m)
Dining room 14'3" x 11'5" (4.34m x 3.48m)
Bathroom 6'5" x 6'3" (1.96m x 1.91m)
Bedroom 12'6" x 9'2" (3.81m x 2.79m)
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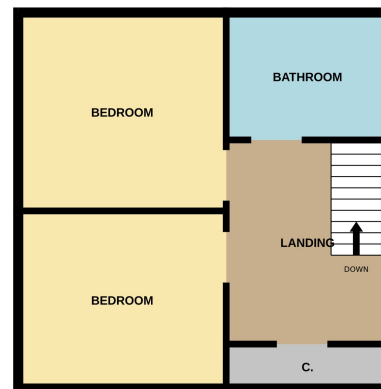


Floorplan

GROUND FLOOR



1ST 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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