

# THE OLD SCHOOLHOUSE

70 Millgate, Friockheim, Arbroath, DD11 4TN



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Covering over 2935 square feet, The Old School House is an exclusive four-bedroom detached villa which offers a wealth of interior and exterior space, including three reception rooms, three bathrooms, two garages, and sprawling wraparound gardens.







PROPERTY NAME  
70 Millgate

LOCATION  
Arbroath, DD11 4TN

APPROXIMATE TOTAL AREA:  
272.7 sq. metres (2935.4 sq. feet)

Ground Floor -  First Floor -  Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.



# RARELY AVAILABLE

## FOUR-BEDROOM DETACHED VILLA



Built in 1905 for the headmaster of the local school, this rarely available four-bedroom detached villa is an outstanding traditional family home for those who seek an abundance of space. It occupies a generous corner plot in the picturesque village of Friockheim, providing an idyllic semi-rural lifestyle, with nearby open countryside and easy access to the coast (being just a short drive north of Arbroath). The home itself has substantial accommodation, with bright and spacious rooms adorned with a host of charming architectural details and unique features. The interiors are attractive and sympathetically styled, providing excellent practicality and versatility. In addition, there is private parking for several vehicles and the property is enveloped by professionally landscaped gardens. Altogether, The Old School House meets all the needs of families whilst providing a refined and slower pace of life in a truly scenic location.

### GENERAL FEATURES

- An outstanding traditional villa covering 2935 square ft.
- Offers a semi-rural lifestyle in the village of Friockheim
- Proximity to the surrounding countryside and nearby coast
- Substantial amount of interior and exterior space
- EPC Rating - D

### ACCOMMODATION FEATURES

- Entrance vestibule and hall with generous storage
- Three spacious reception rooms with feature fireplaces
- Well-appointed kitchen exuding traditional charm
- Bright landing with a striking feature window
- Three double bedrooms with built-in wardrobes/storage
- Versatile fourth bedroom ideal for creative uses
- Private office in a quiet setting for working from home
- 3pc en-suite shower room (attached to the principal suite)
- 3pc family shower room located on the first floor
- Traditional-inspired ground-floor family bathroom
- Hive-controlled gas central heating and double glazing

### EXTERNAL FEATURES

- Professionally landscaped wraparound gardens
- Multi-car driveway, single garage, and double garage





# OUTSTANDING

TRADITIONAL VILLA COVERING 2935 SQUARE FT.



From the moment you arrive, this villa impresses with its sprawling gardens and magnificent presence. Inside, the experience continues with a beautiful vestibule and hall, enhanced by elegant décor and a sweeping staircase, which is brightly illuminated by a striking feature window. Generous storage solutions are integrated into the hall to ensure a clutter free welcome.



## THREE CHARMING RECEPTION ROOMS



The Old School House boasts three dedicated reception areas, which enjoy spacious proportions and an abundance of charm. First, the multi-aspect living room instantly captures your attention with its characterful archways and sophisticated styling. A box bay window bathes the space in warm light, whilst French doors extend the room out into the garden for a seamless transition to outside – perfect for families and summer entertaining.





A handsome feature fireplace brings the finishing touch of elegance to the room, set beside two further archways for added texture. Similarly, the dining room is also adorned with an eye-catching archway, one that frames a lovely feature fireplace creating a delightful focal point. The family room (also showcasing a feature fireplace) provides built-in storage and exceptional versatility to suit a variety of uses.





# WELL-APPOINTED KITCHEN



## *TRADITIONAL CHARM AND CHARACTER*

The large kitchen has a traditional aesthetic that is perfectly in keeping with the character of the building. It offers excellent cabinet storage and ample workspace, catering to your everyday cooking needs. A skylight floods the room in natural light too, creating a bright and uplifting atmosphere. A gas range cooker and a fridge/freezer are included in the sale.









# FOUR *BEDROOMS AND AN OFFICE*



Upstairs, a broad landing leads to the four bedrooms, which are all lightly decorated and laid with soft carpet for underfoot comfort. The dual-aspect principal suite, as well as the second and third bedrooms are all large doubles that offer lots of floorspace, in addition to built-in wardrobes/storage. Meanwhile, the fourth bedroom is a flexible space that works well as a child's room or for creative purposes. Back on the ground floor, there is also a private office just off the kitchen, providing a quiet setting for working from home.



THE PRINCIPAL BEDROOM ALSO HAS  
THE BENEFIT OF ITS OWN EN-SUITE  
SHOWER ROOM







# THREE BATHROOMS

## FOR CONVENIENCE

Conveniently, the home is equipped with three bathrooms, ensuring minimal waiting times. On the ground floor, there is a three-piece family bathroom which delights with its traditional-inspired design, featuring tongue-and-groove panelling and a claw-footed (roll-top) bath with a handheld shower. On the first floor, there is also a three-piece family shower room and an en-suite shower room, the latter attached to the principal bedroom.

For year-round comfort, the property has Hive-controlled gas central heating and double-glazed windows (except for the arched feature window on the landing).

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, and a fridge/freezer to be included in the sale.





# A WEALTH OF OUTDOOR SPACE

Surrounded by impressive wraparound gardens, this villa offers a wealth of outdoor space which is fully enclosed to provide a private retreat for families. It includes vast stretches of manicured lawn, as well as a neat patio – all lovingly framed by mature planting areas featuring established greenery, trees, and fruiting apple trees to enhance the peaceful ambience. Extensive private parking is also provided via a gated multi-car driveway, a single garage, and a detached double garage, ensuring convenience and security.







Extras: All fitted floor and window coverings, light fittings, a gas range cooker, a fridge/freezer, and the washing machine and a chest freezer in the garage are to be included in the sale.





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*CONVENIENT ACCESS  
TO BEAUTIFUL  
NEARBY BEACHES,  
AS WELL AS  
NEIGHBOURING  
TOWNS AND  
ATTRACTIONS*

Friockheim is a charming village that offers a relaxed and idyllic lifestyle surrounded by stunning open countryside in Angus. Located 6.7 miles north of the coastal town of Arbroath, Friockheim combines the tranquillity of rural living with convenient access to beautiful nearby beaches, as well as neighbouring towns and attractions. The village enjoys a welcoming and close-knit community, and it provides essential amenities for everyday living, including a convenience store and a chemist. Further amenities can be easily accessed in Arbroath, which is just a short 10-minute drive away. Here, you will find independent retailers, boutiques, coffee shops, cafes, hairdressers, barbers, and beauty salons, as well as high-street stores, family-friendly restaurants, takeaways, bars, and several large supermarkets. It is also home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in

1320. Meanwhile, The Hub at Friockheim serves as a vibrant community centre, offering a range of facilities, including a café, fitness suite, and spaces for social gatherings and activities. Residents can also enjoy delicious meals and refreshments at a number of local establishments, including bars and eateries. The area has its own primary school with secondary education provided in Arbroath. The village also benefits from idyllic green spaces, as well as the surrounding countryside which offers the perfect chance to connect with nature, whether walking, jogging, or cycling. With its peaceful ambiance, strong sense of community, and access to both rural and coastal experiences, Friockheim is an ideal location for those seeking a balanced and fulfilling lifestyle. Whether you are looking to unwind in the countryside or enjoy the amenities of a welcoming village, Friockheim has something to offer for everyone.





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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.  
All sizes are approximate.