



61G Millgate,
Friockheim

Arbroath, Angus, DD11 4TW

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Summary

Situated in Friockheim, within an established development that borders open countryside, this detached house offers “upside-down living”, where the living accommodation is on the first floor and the majority of the sleeping accommodation is on the lower floor. The house accommodates four bedrooms, a large living room with a balcony, a dining kitchen, a separate utility room, two bathrooms, and a WC, and is accompanied by a lovely garden, an attached double garage (with an office), and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached house in Friockheim
- Bordering open countryside
- Entrance vestibule and hall with storage
- Light-filled living room with balcony
- Modern dining kitchen with breakfast bar
- Four bedrooms (three with storage)
- One en-suite WC
- One en-suite shower room
- Separate four-piece family bathroom
- Beautifully landscaped garden
- Attached double garage with office
- Private driveway
- Gas central heating and double glazing



“This four-bedroom, two-bathroom (plus a WC) detached house in Friockheim is presented with tasteful, modern interiors.”



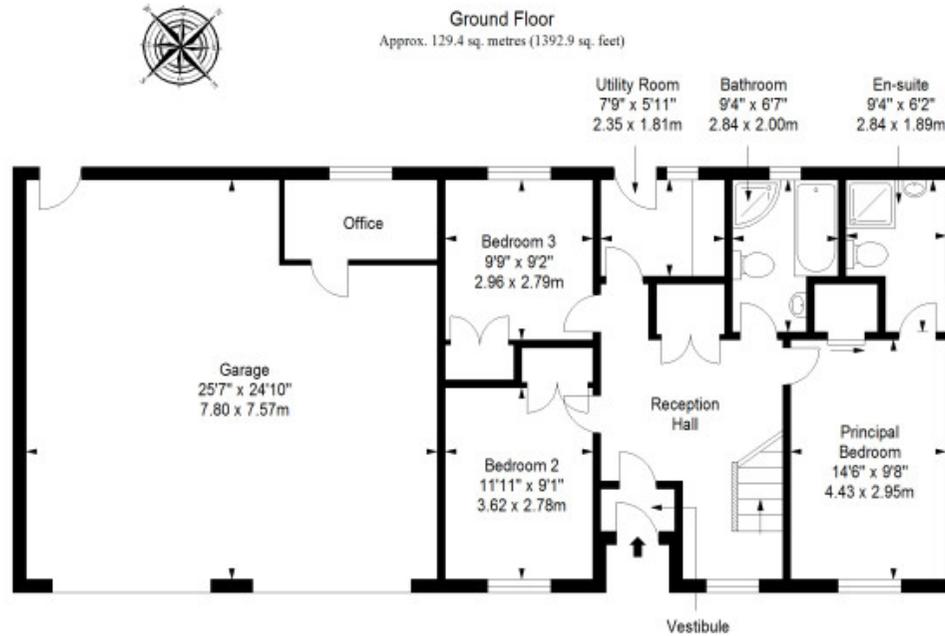
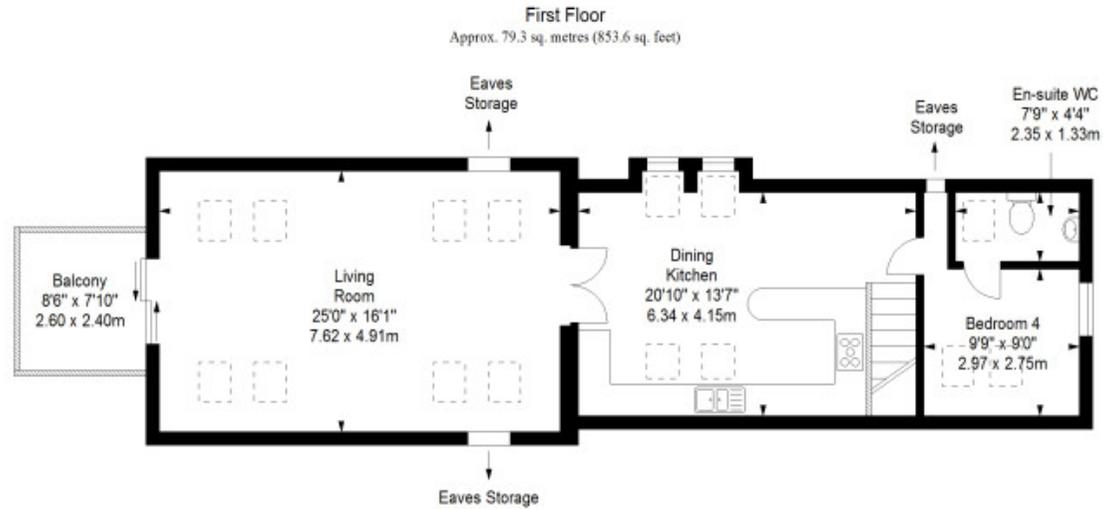




“The house borders open countryside and also lies within easy reach of the village’s excellent amenities.”



Floorplan



Total area: approx. 208.7 sq. metres (2246.5 sq. feet)



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