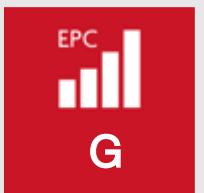




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Glen Kerse 2, Castle Street,  
Friockheim, Arbroath, Angus  
DD11 4TE





## Summary

Generously proportioned semi-detached bungalow offers comfortable single-level living in a quiet village setting. The property features two well-sized double bedrooms, bathroom, a bright lounge, a spacious kitchen with dining area, and a conservatory that enjoys a sunny aspect and garden views. The layout is practical and inviting, making it ideal for downsizers, couples, or small families. The property benefits from double glazing and electric heating, with all blinds, curtains, and floor coverings included in the sale price. Externally, there is a driveway leading to a detached garage, and the generously sized rear garden.

## Features

- Semi - Detached Bungalow
- Popular Residential Area
- Spacious Accommodation
- Kitchen/Dining
- Lounge & Conservatory
- 2 Bedrooms
- Bathroom
- Electric Heating; DG; EPC - G
- Drive, Garage, Gardens
- Council Tax Band C

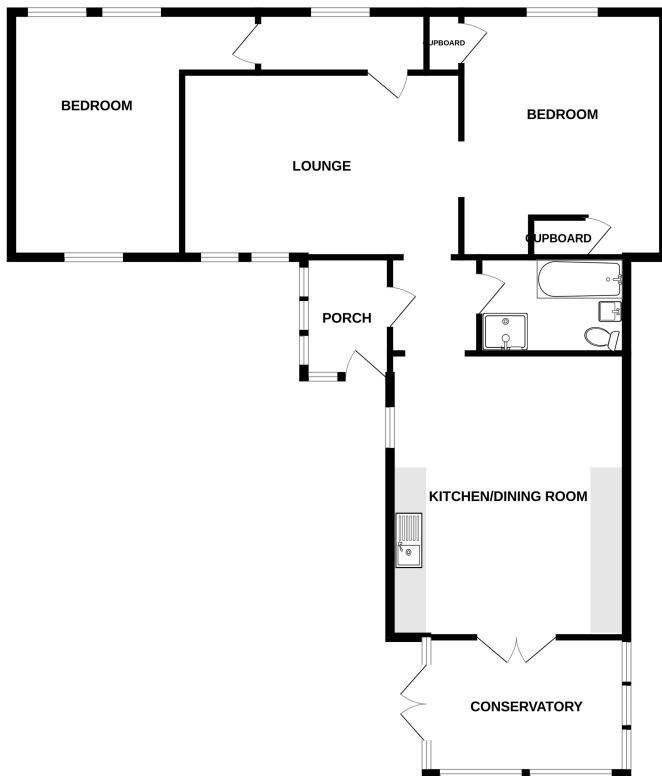
## Room Measurements

Lounge: 13' 0" x 12' 11" (3.96m x 3.94m)  
Kitchen/Dining: 19' 9" x 13' 9" (6.02m x 4.19m)  
Conservatory: 9' 6" x 8' 9" (2.90m x 2.67m)  
Bedroom: 17' 6" x 12' 6" (5.33m x 3.81m)  
Bedroom: 16' 1" x 9' 6" (4.90m x 2.90m)  
Bathroom: 8' 8" x 8' 1" (2.64m x 2.46m)



# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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