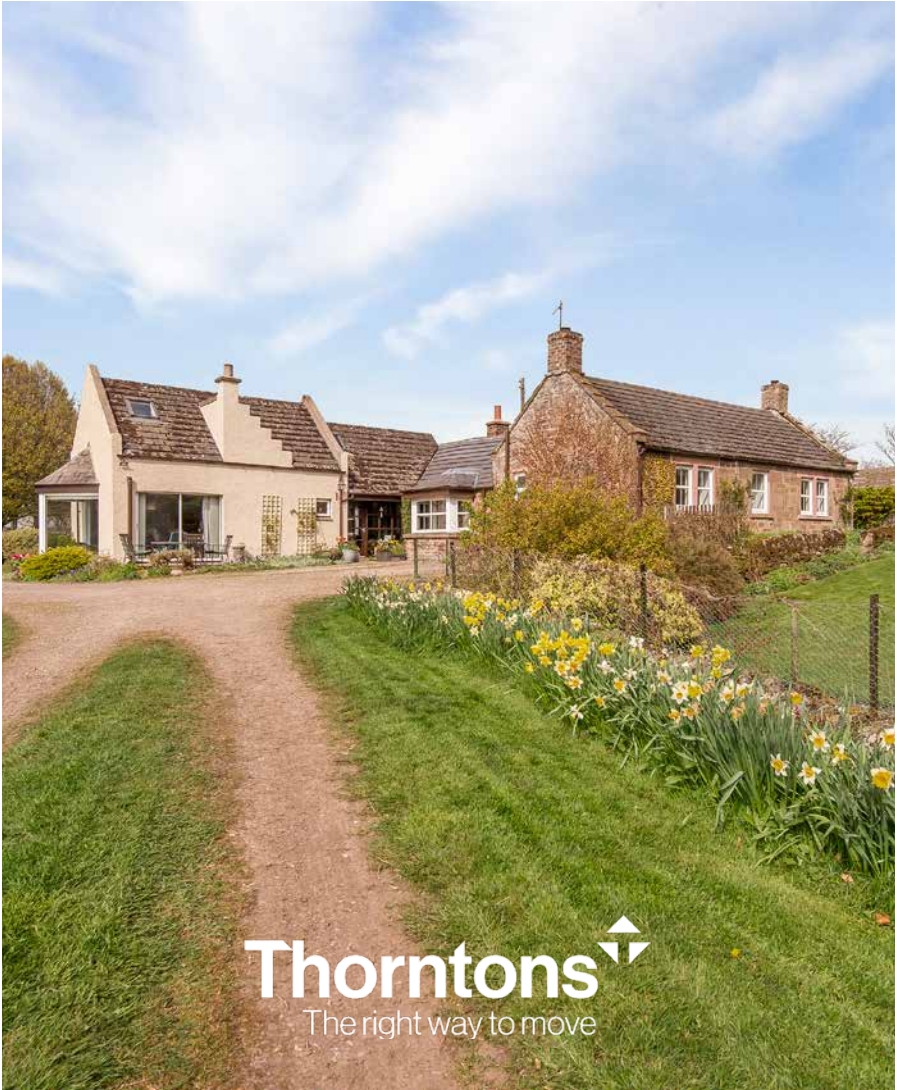


QUARRY COTTAGE

Middleton, Arbroath, DD11 4SJ



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The right way to move

WELCOME TO QUARRY COTTAGE

Quarry Cottage is a beautiful detached cottage dating back over 130 years, and subsequently restored and extended. The cottage boasts four bedrooms, two reception rooms, an open-plan kitchen and dining/family room, and two bathrooms, plus generous garden grounds, a garage/garden store, and a large shared driveway.



GENERAL FEATURES

- Traditional, restored and extended cottage
- Rural setting close to the village of Friockheim
- Dating back over 130 years
- Well-presented home, perfect for families
- Tasteful décor and some modern touches
- EPC Rating - E

ACCOMMODATION FEATURES

- Entrance porch and hall with cloakroom WC
- Large, triple-aspect lounge
- Versatile sitting room
- Open-plan kitchen/dining/family room
- Timeless, fully integrated kitchen
- Large utility room with drying cupboard
- Four well-proportioned bedrooms
- One en-suite bathroom
- Separate, modern shower room
- Oil-fired central heating and double glazing

EXTERNAL FEATURES

- Generous, mature garden grounds
- Large shared driveway

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PROPERTY NAME

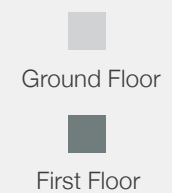
Quarry Cottage

LOCATION

Middleton, Arbroath, DD11 4SJ

APPROXIMATE TOTAL AREA:

214.3 sq. metres (2306.7 sq. feet)



The floorplan is for illustrative purposes.

All sizes are approximate.





RURAL SETTING

CLOSE TO THE VILLAGE
OF FRIOCKHEIM

Quarry Cottage is a traditional detached cottage enjoying a sought-after rural setting in the Angus countryside, close to the village of Friockheim. The cottage was built over 130 years ago for the quarry master of Middleton Estate and was fully restored and extended around 50 years ago by the previous owners, now offering a beautifully presented family home with attractive, complementary interiors, tasteful décor, and modern touches.



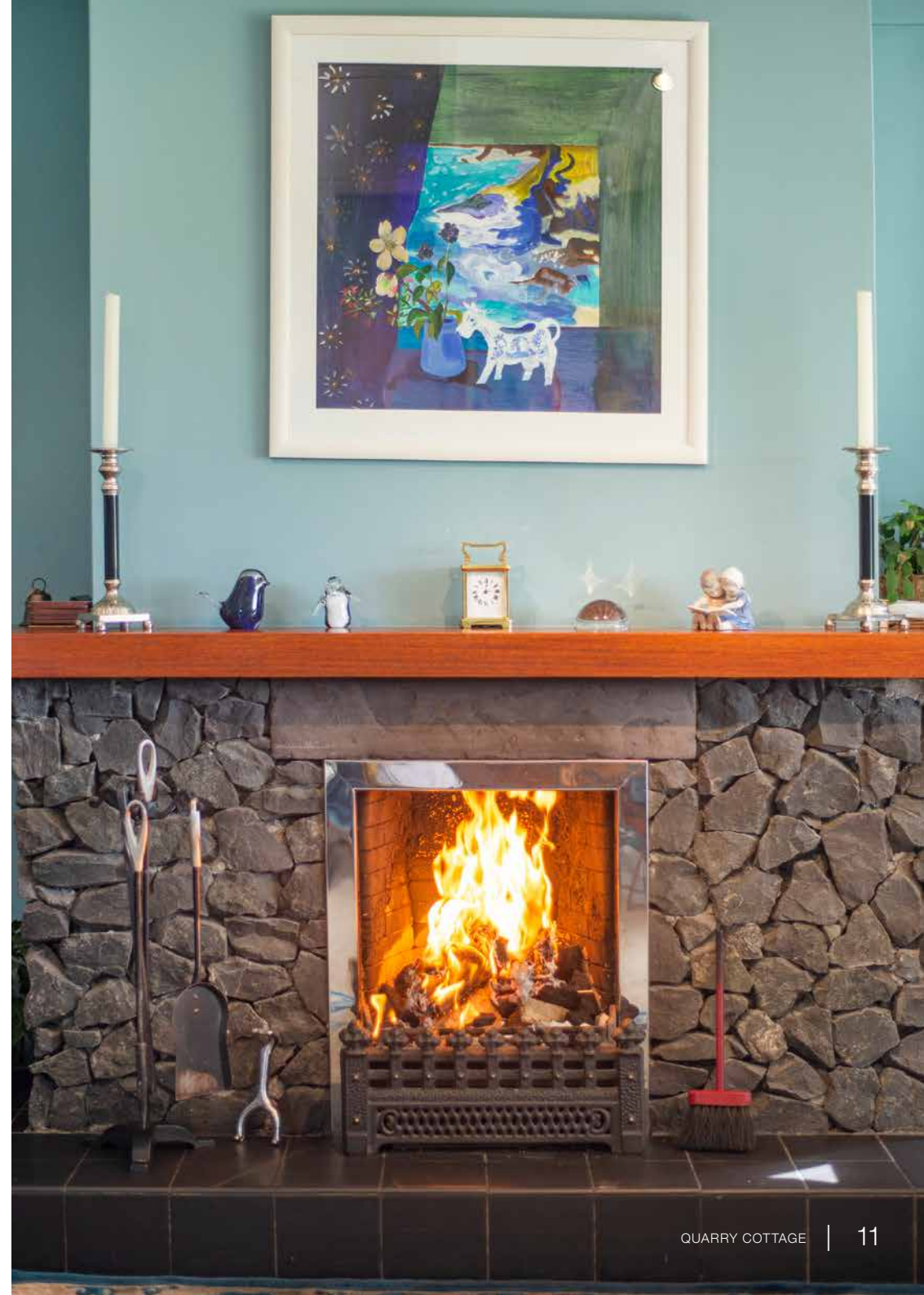
WELCOME INSIDE...

A practical entrance vestibule, with space for coat and shoe storage, welcomes you inside and leads through to a hall with a useful WC cloakroom, with both areas giving an intriguing glimpse of the interiors to follow.

LARGE RECEPTION ROOM

FILLED WITH NATURAL LIGHT

Flooded with lovely natural light and enjoying wonderful countryside views owing to a wealth of glazing, the lounge occupies a generous footprint which allows for endless configurations of furniture. It is tastefully presented with blue-toned décor, a fitted carpet for optimum comfort underfoot, and a warming fireplace around which furniture can be arranged.



“ENJOYING WONDERFUL
COUNTRYSIDE VIEWS
OWING TO A WEALTH
OF GLAZING...”



VERSATILE SECOND RECEPTION AREA



The sitting room offers a versatile second reception room that could lend itself to a variety of uses to suit the new owner's lifestyle. The room is neutrally decorated, carpeted for comfort, features a charming window seat, and offers plenty of space for a choice of furniture.

OPEN-PLAN KITCHEN/DINING ROOM/FAMILY ROOM

Undoubtedly the heart of this fantastic home is the open-plan kitchen, dining, and family room, which is equally as perfect for family life, as it is for those who love to entertain and host dinner parties.





FABULOUS ENTERTAINING SPACE

The dining/family area currently accommodates an extendable dining table presently seating four and a comfortable lounge setup, but could easily house a much larger dining table depending on the needs of the new owner. This area also boasts wide French doors opening onto the garden and extending the space outdoors – ideal for alfresco dining and gatherings during the warmer months.

TIMELESS, FULLY INTEGRATED KITCHEN



The kitchen, which was fitted just two years ago, is well-equipped with a wide range of timeless cabinetry, including a central island, accompanied by complementary, spacious worktops, and matching subway splashback tiling. Neatly integrated appliances contribute to the attractive finish and include a double oven, a hob, a dishwasher, a fridge, and a wine fridge, whilst a retractable mixer shelf also features. A large utility room (with external access and a drying cupboard) offers additional cabinetry, space for freestanding appliances, and affords access to a partially floored attic.





WELL-PROPORTIONED TRANQUIL SLEEPING AREAS

The cottage accommodates four bedrooms, with three on the ground floor and the remaining on the first floor. The ground-floor bedrooms all offer plenty of space for freestanding furniture and feature excellent built-in/fitted storage, and all three enjoy lovely leafy views.

THE PRINCIPAL SUITE

The principal suite is on the first floor, approached via a characterful spiral staircase, and comprises a spacious sleeping area with built-in storage and an en-suite bathroom.



TWO WASHROOMS IDEAL FOR FAMILY LIFE

The principal bedroom's en-suite bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. There is a second wash room on the ground floor – a tastefully tiled, modern shower room with a large walk-in enclosure, a WC-suite set into storage, and a tall chrome towel radiator.

The home is kept warm by an oil-fired heating system and benefits from double-glazed windows throughout.



BEAUTIFULLY MAINTAINED

MATURE AND GENEROUS GARDENS

The home is perfectly supplemented by mature, spacious garden grounds, with each area enjoying lovely sunshine at different times of the day and evening. These include large patios accessed directly from the property, offering ideal spaces for outdoor seating/dining furniture and barbecues, manicured lawns with colourful, herbaceous borders and a wealth of leafy trees and shrubs, a charming pergola walkway, a rear lawn which currently functions as a drying green, a kitchen garden with raspberry canes and a raised box planter, a wood store, and a former timber garage serving as a garden store. Excellent private parking is provided by a large shared driveway.

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





FRIOCKHEIM

Quarry Cottage boasts a sought-after, rural location immersed within the beautiful Angus countryside, half a mile from the village of Friockheim and equidistant from Arbroath, Brechin, Forfar, and Montrose. Friockheim is a thriving village with excellent everyday amenities including a supermarket, a primary school, a pharmacy, and two pubs, as well as The Hub which is a fantastic community centre offering a multi-sensory room/soft play, HeatherHeim café (dog friendly), a gym and sports halls, community services including a beauty therapist, hairdresser, and offices/rooms to rent, and a wealth of groups, clubs and classes for all ages, abilities, and interests.

The village also has a public park and the surrounding countryside offers no end of beautiful walking and cycling routes, perfect for those who love spending time in the great outdoors. The Angus Glens are also close to the property and you can drive to the coast in around 15 minutes, and there are also golf courses within easy driving distance. More extensive amenities can be found in Arbroath which is a short journey away by car and home to a mainline train station with services connecting to Aberdeen, Edinburgh, Glasgow, and London.

For those with children of school age, following nursery and primary schooling in Friockheim, pupils usually progress to secondary education at Arbroath Academy or Arbroath High School, with independent options including The High School of Dundee and Lathallan just over 30 minutes away. In addition to excellent nearby rail and road links, bus links also connect from Friockheim to the surrounding areas.



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