




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Lunan Street
FRIOCKHEIM, ARBROATH, DD11 4TB

THE LOCATION FRIOCKHEIM

ARBROATH, DD11 4TB

Friockheim is an attractive village in Angus, situated on the Lunan Water which flows into Lunan bay. The village is within easy travelling distance to Forfar, Brechin, Montrose, Arbroath and Dundee and Edinburgh is around one and a half hours drive.

The local amenities consist of a shop, chemist, health centre, primary school and play park. Nearby private schools include Lathallan in Johnshaven and Dundee High School. A community centre is currently being built near the property, will offer indoor sports facilities and spaces for clubs and small businesses.

Leisure pursuits are catered for by several nearby golf courses at Letham Grange, Forfar, Edzell and Carnoustie, where the Open Golf Championship was held this summer. Fishing can be taken on the North and South Esk. The Angus Glens provide some of the best hill-walking in Eastern Scotland, together with skiing at Glenshee. There is a pleasant sandy beach at Lunan Bay popular for water sports, fishing, horse riding and dolphin spotting.



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LUNAN STREET

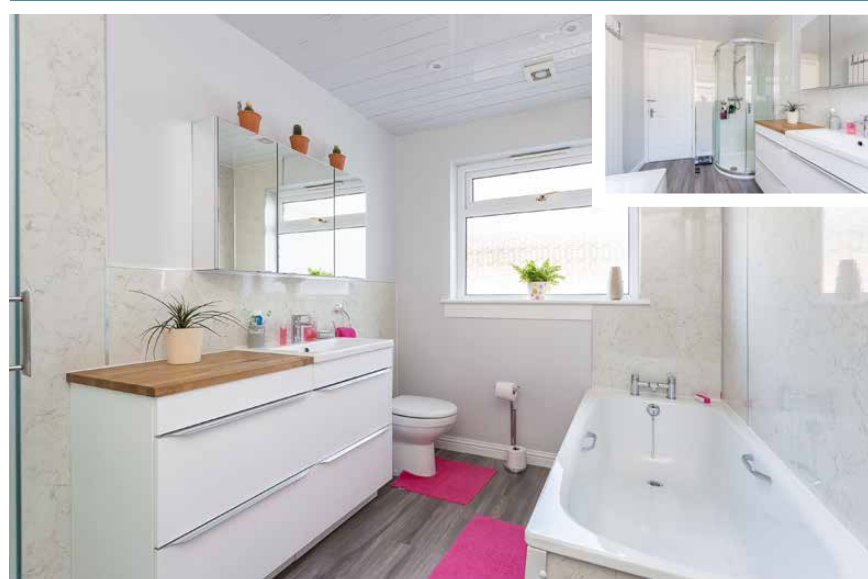
FRIOCKHEIM, ARBROATH, DD11 4TB

McEwan Fraser Legal is delighted to present this 2 double bedroom bungalow in this quiet spot in Friockheim. The property is in walk-in condition with a new bathroom suite fitted last year. The property also enjoys a large plot with planning permission approved to build a detached villa in the grounds. The semi-detached bungalow showcases excellent views of the countryside to the rear, a detached garage with light, power and a pit. Inside, the property comprises of:

- Fully equipped kitchen with fitted appliances and is a generous size
- Spacious living area with wood burner
- 2 double bedrooms which include lots of fitted furniture in the master bedroom with over 4 double wardrobes
- Newly fitted 4-piece bathroom with separate shower and bath
- Large garden room to the rear and spacious utility room

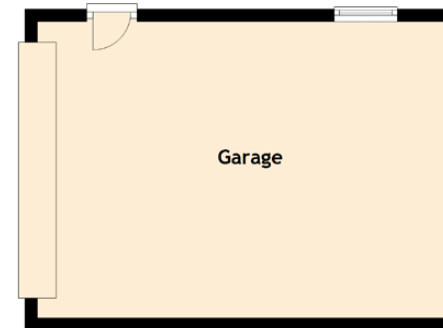
In addition to this, the property includes parking to the front on the road and a private driveway to the side with ample parking. There is a detached garage with a door, up and over garage door, light, power and a pit for vehicle maintenance. This is a rare opportunity to acquire a semi-rural bungalow in a fantastic location with a sizeable plot. The plot has planning permission granted last year for a detached dwelling, size and style to be confirmed.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

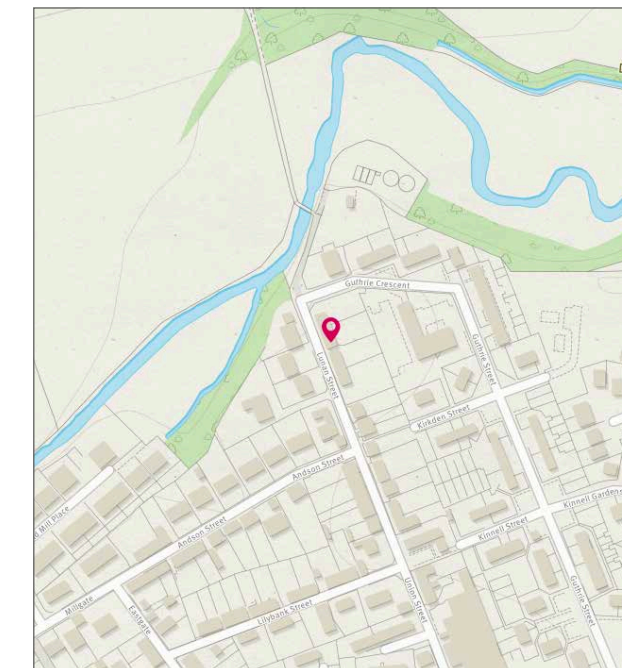


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	4.10m (13'5") x 3.20m (10'6")
Garden Room	3.50m (11'6") x 3.20m (10'6")
Utility	2.60m (8'6") x 1.80m (5'11")
Bedroom 1	4.90m (16'1") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bathroom	3.10m (10'2") x 2.10m (6'11")
Garage	6.60m (21'8") x 4.70m (15'5")

Gross internal floor area (m²): 92m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, fitted appliances and light fittings included in the sale.





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