

# 4 Pine Way

FRIOCKHEIM, ARBROATH, DD11 4WF



*Five-year-old home built by Guild Homes to a high standard in a popular village location within easy reach of Arbroath*



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Pine Way nestles in the heart of the village and is situated within a modern residential development built in approximately 2018 thereby being offered with some years N.H.B.C or Architects warranty remaining in place. Local amenities can be found within the village with further amenities available within the nearby town of Arbroath.

# THE LOUNGE



Built circa 2018 by Guild Homes to a high standard, this home is deceptively spacious and opens to reveal a comfortable home in "walk-in" condition. The lounge offers a dual aspect with a window to the front and French doors to the back garden.

# THE KITCHEN/DINER



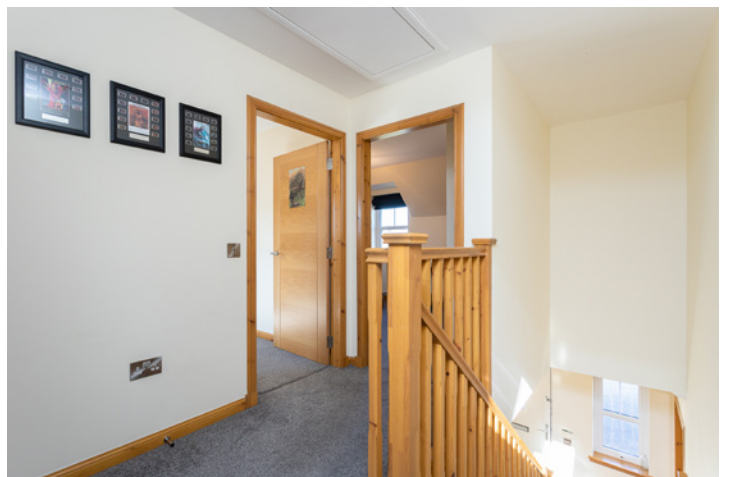
The spacious dining kitchen is well stocked with modern cabinets at both wall and floor level. There is a gas hob with a stylish backsplash, an electric hood and double oven. There is space for a washing machine and tumble dryer and included is an integrated dishwasher and fridge freezer. A door from here opens to the garden.



# THE BATHROOM



The family bathroom is on the ground floor with contemporary vanity units and a shower with a screen over the bath. A carpeted staircase rises to three bedrooms, two of which have built-in wardrobes including the principal bedroom, which also benefits from an en-suite shower room.



# BEDROOM 1



the principal bedroom, which also benefits from an en-suite shower room



# BEDROOM 2



# BEDROOM 3



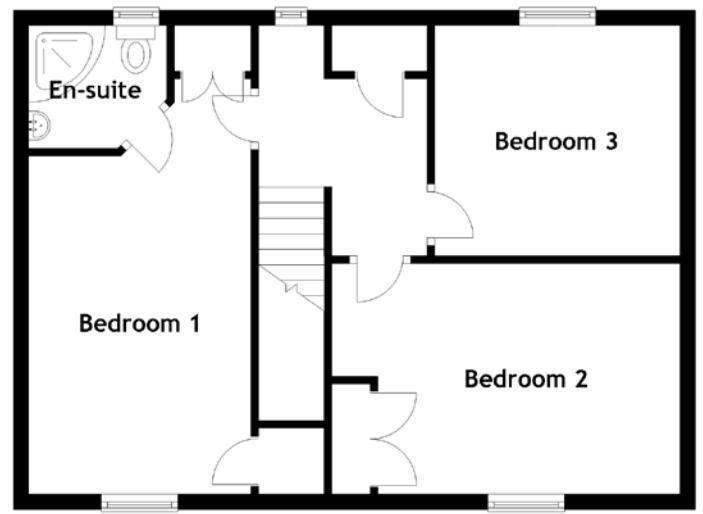
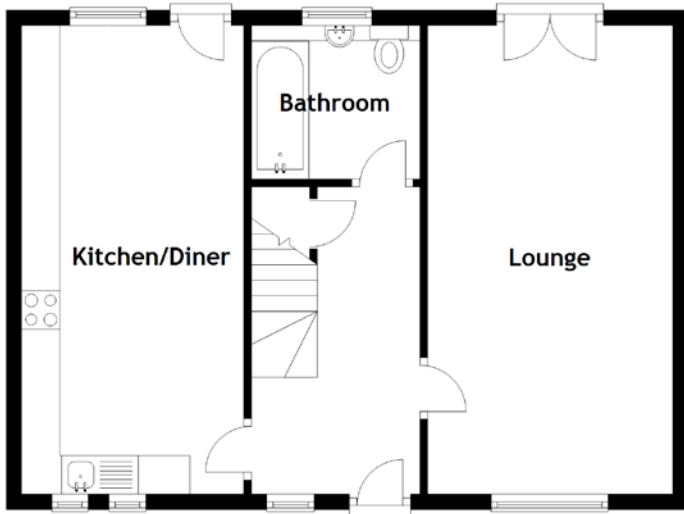
Externally there is a large drive capable of parking several cars and our client tells us the foundations have been laid for a detached garage, now covered with gravel. The garden to the rear includes a patio and an area laid to grass. The garden is bound on three sides by a wooden fence. There are solar panels on the roof. This is an excellent opportunity to acquire a modern home with character and style in a village setting.

# EXTERIORS





# FLOOR PLAN, DIMENSIONS & MAP

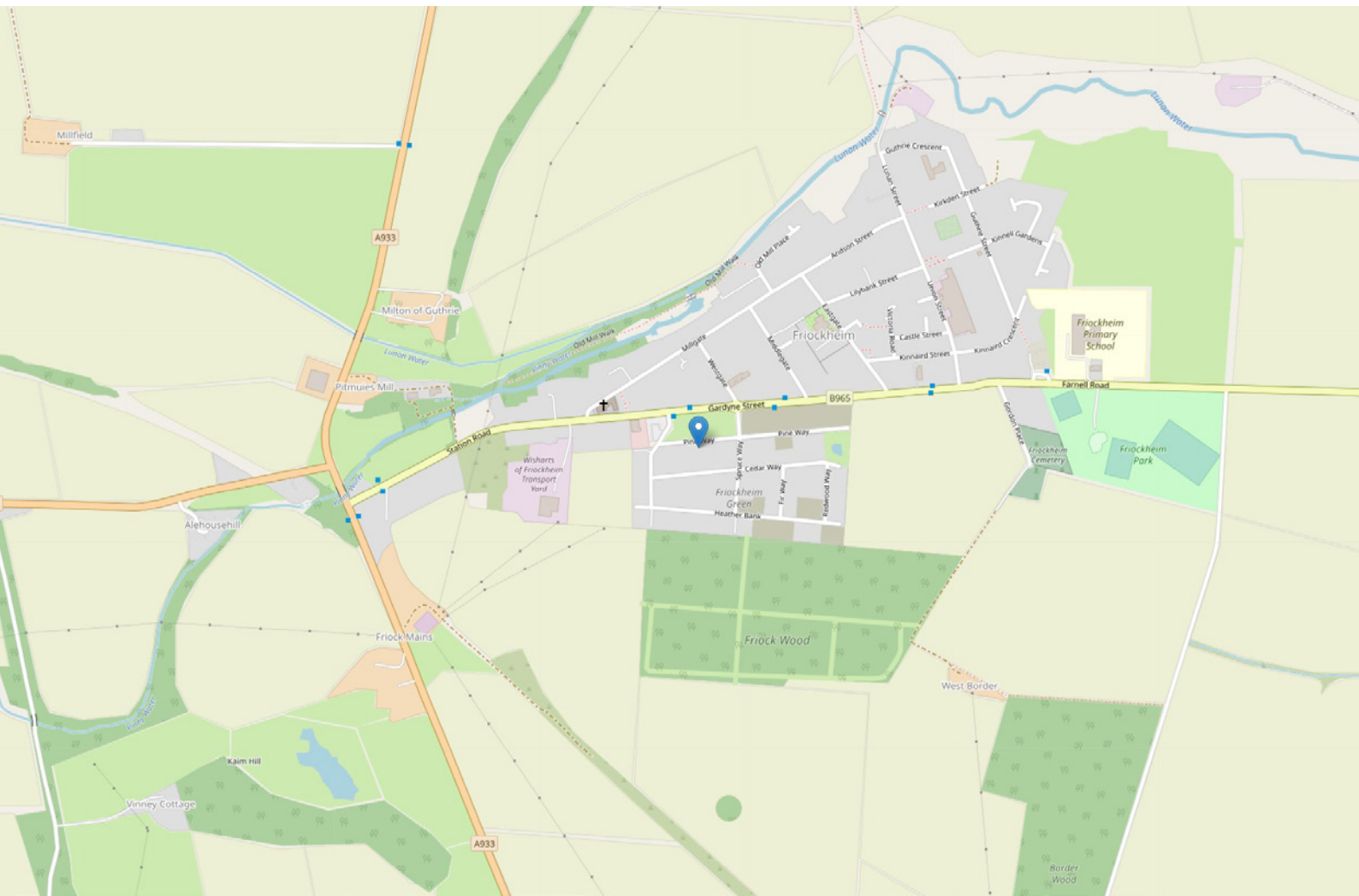


Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 3.20m (10'6")
Kitchen/Diner	6.10m (20') x 2.90m (9'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	5.40m (17'9") x 2.90m (9'6")

En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Established in 1814, The village of Friockheim has a population of around 800 and offers its residents facilities including a convenience store, newsagent and pharmacy as well as several small businesses and shops. There is also a public park and two village halls as well as a primary school, nursery school and community centre. It also has its own church, dating from 1835.





This village is within easy commuting distance to several other Angus towns including Brechin, Forfar, Arbroath and of course Dundee. Aberdeen is just over 49 miles away making it a popular location for a commute of just over 1 hour.

The name 'Friockheim', literally translated, means 'Heather Home', with Friock being a derivative from the Gaelic 'fraoch' (heather) and 'heim' from the German for home. The word 'Friockheim' as a whole, is pronounced 'Free-come'.



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