

T: 01241 876633

E: arbroath@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



9 Millgate, Friockheim

| Arbroath | DD11 4TW



9 Millgate, Friockheim

| Arbroath | DD11 4TW

Offers Around £105,000

***** OPEN HOUSE/VIEWING - SATURDAY 26TH OCTOBER 2019 1PM - 2PM *****

Located in the quiet semi-rural village of Friockheim, this well presented mid terraced villa offers a spacious accommodation formed over two floors. The village successfully offers a blend of peaceful countryside living with the convenience of being located just a few miles from Central Arbroath. The village itself offers such amenity as a health centre and local shopping facility. Internal accommodation is generous comprising entrance vestibule to hallway, bright and spacious lounge, fully fitted well proportioned dining sized kitchen complete with a range of wall and base units. Access to the rear gardens can also be obtained via the kitchen. The first floor provides three bedrooms, two generous double and a large single. Built in storage is provided within all bedrooms. The home is completed by a bathroom fitted with three piece suite and shower over bath. Practical benefits include electric heating and full double glazing.

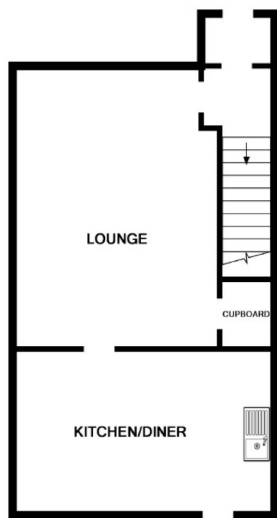
Externally the property is set within easily maintained level garden grounds. The front laid mainly to lawn with the



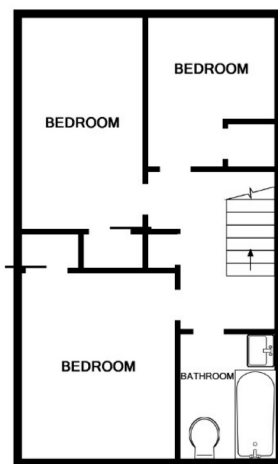
- Mid-terrace Villa
- Popular Village Location
- Amenity Close By
- Large Lounge
- Fitted Dining Kitchen

- Family Bathroom
- Three Bedrooms
- Electric Heating and DG
- Gardens, Off Street Parking
- EPC: D





GROUND FLOOR



1ST FLOOR

Lounge	14'8 x 12'2	4.47m x 3.71m
Kitchen Dining	14'2 x 8'9	4.32m x 2.67m
Bedroom 1	10'1 x 8'9	3.07m x 2.67m
Bedroom 2	9'5 x 8'2	2.87m x 2.49m
Bedroom 3	7'8 x 7'1	2.34m x 2.16m
Bathroom	6'3 x 4'4	1.91m x 1.32m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fifêspc p̂spc t̂spc ŝpc
scotland



Thorntons
Let's get a move on!

T: 01241 876633

E: arbroath@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews