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## The Old Smiddy, Station Road, Friockheim

| By Arbroath | DD11 4SF

Offers Over £125,000

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Spacious detached dwelling situated in a popular residential area convenient for educational amenities, public transport and shopping facilities. The property which is in the need of upgrading and modernisation throughout comprises: Entrance hall, Spacious lounge/ dining area with three rear facing windows, open plan dining area (size not included) with front facing window, door leading to cloakroom. Cloakroom with coat hanging facilities and storage area. Dining kitchen fitted with wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, oven, hob, extractor, plumbing for automatic washing machine, ample space for dining table. Utility room with stainless steel sink unit and drainer, storage cupboard and rear facing window. Family room which is located off the hallway with feature fireplace. Bedroom one is located on the ground floor and benefits from a front facing wind . Sun porch located to the rear of the property with single glazed windows and door lading to garden. Both the bathroom and shower room are located on the ground floor. Upper hall with access to bedrooms one and two. Both bedrooms are located to the front of the property and benefit from a jack and jill style en-suite which comprises WC and wash hand basin. Externally there is mature well stocked gardens to the rear of the property with a variety of trees, plants and shrubs. There is a single timber garage, car port and shed. EPC: E

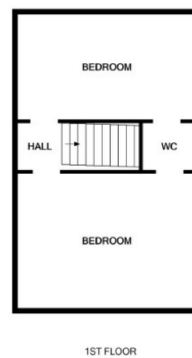
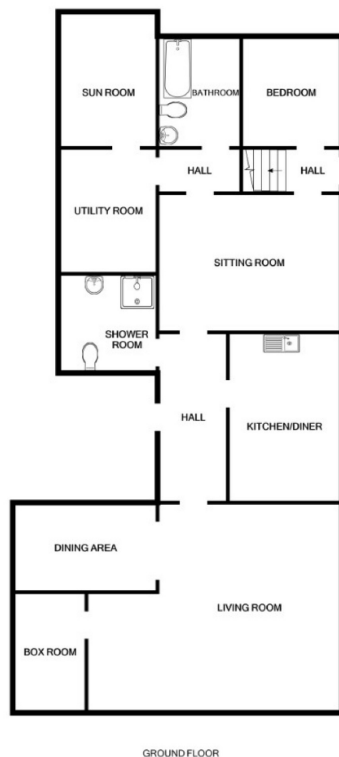
- Detached Dwelling with Mature Garden
- In need of upgrading & modernisation throughout
- Hall, Lounge/Dining Area
- Spacious Dining Kitchen
- Utility Room, Family Room
- Sun Porch, 3 Bedrooms
- Family Bathroom
- Shower Room, Cloakroom
- Car Port, Timber Garage
- Storage Shed, Partial DG
- Gas CH, EPC E
- Viewing recommended







Lounge/ Dining Area	24'2 x 21'7	7.37m x 6.58m
Dining Kitchen	17'11 x 13'2	5.46m x 4.01m
Utility Room	14'7 x 7'1	4.45m x 2.16m
Family Room	17'2 x 13'1	5.23m x 3.99m
Sun Porch	13'7 x 7'8	4.14m x 2.34m
Bedroom	12'8 x 12'2	3.86m x 3.71m
Bedroom	16'3 x 13'1	4.95m x 3.99m
Bedroom	16'2 x 4'6	4.93m x 1.37m
Family Bathroom	12'2 x 4'4	3.71m x 1.32m
Shower Room	7'6 x 7'3 (at widest point)	2.29m x 2.21m (at widest point)



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