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**Thorntons**   
The right way to move



## 2 & 3 Boysack Cottages

| By Arbroath | DD11 4RX

Offers Over £200,000

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Offers Over £200,000

Thorntons are delighted to bring to the market this exciting Development opportunity in the heart of a popular rural hamlet, convenient for Friockheim with its range of educational amenities, shopping facilities and public transport within easy travelling distance to all Angus towns including Arbroath, Montrose and Forfar.

The subjects are two semi-detached cottages in need of some upgrading with the potential to convert into one larger family home subject to relevant planning consents. Each property comprise of Hall, Spacious Lounge, Kitchen, Two Bedrooms and Bathroom/Shower Room There is a private track leading to the property and mature gardens to the front side and rear.

Viewing is highly recommended. EPC: E

- Development Opportunity, EPC E
- Popular Rural Setting
- Two Semi Detached Cottages
- In Need Of Upgrading
- Mature Garden Ground
- Viewing Highly Recommended







Lounge	19'9 x 12'9	6.02m x 3.89m
Dining Area	10'3 x 7'3	3.12m x 2.21m
Kitchen	11'6 x 7'1	3.51m x 2.16m
Bedroom	13'5 x 12'2	4.09m x 3.71m
Bedroom	14'5 x 7'3	4.39m x 2.21m
Bathroom	6'9 x 5'4	2.06m x 1.63m
Lounge	19'5 x 11'11	5.92m x 3.63m
Dining/Kitchen	15'7 x 9'7	4.75m x 2.92m
Bedroom	19'3 x 9'1	5.87m x 2.77m
Bedroom	11'7 x 9'7	3.53m x 2.92m
Shower Room	4'8 x 4'3	1.42m x 1.30m



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