

9 Eastgate

FRIOCKHEIM, ANGUS, DD11 4TG



*PICTURE-PERFECT
TWO-BEDROOM COTTAGE*



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McEwan Fraser Legal is delighted to potentially offer you part-exchange against this property to make downsizing an easy option, ask us for more details. Nestled in a picturesque setting, this delightful two-bedroom cottage exudes timeless charm and modern comfort. The handsome stone facade and red picket fencing create a picture-perfect exterior, hinting at the warmth and character you'll find within.

As you step inside, you'll be greeted by a spacious and inviting lounge. This is a room designed for relaxation, with ample space for your favourite furnishings and a charming fireplace that adds a decorative focal point. The heart of the home is the dining kitchen, well-stocked with cabinets, it offers practicality and style. The gas hob and built-under oven make cooking a joy, and there's room for a cosy dining area. Two generously sized bedrooms provide comfortable spaces for rest and relaxation. Each is thoughtfully equipped with built-in wardrobes, ensuring you have plenty of storage for your belongings. The bathroom is both stylish and functional, featuring a bathtub with a shower over it, complete with a convenient glazed screen. Modern laminate flooring flows throughout much of the home, adding a touch of style whilst being easy to maintain.



The Lounge





The Kitchen





Bedroom 1

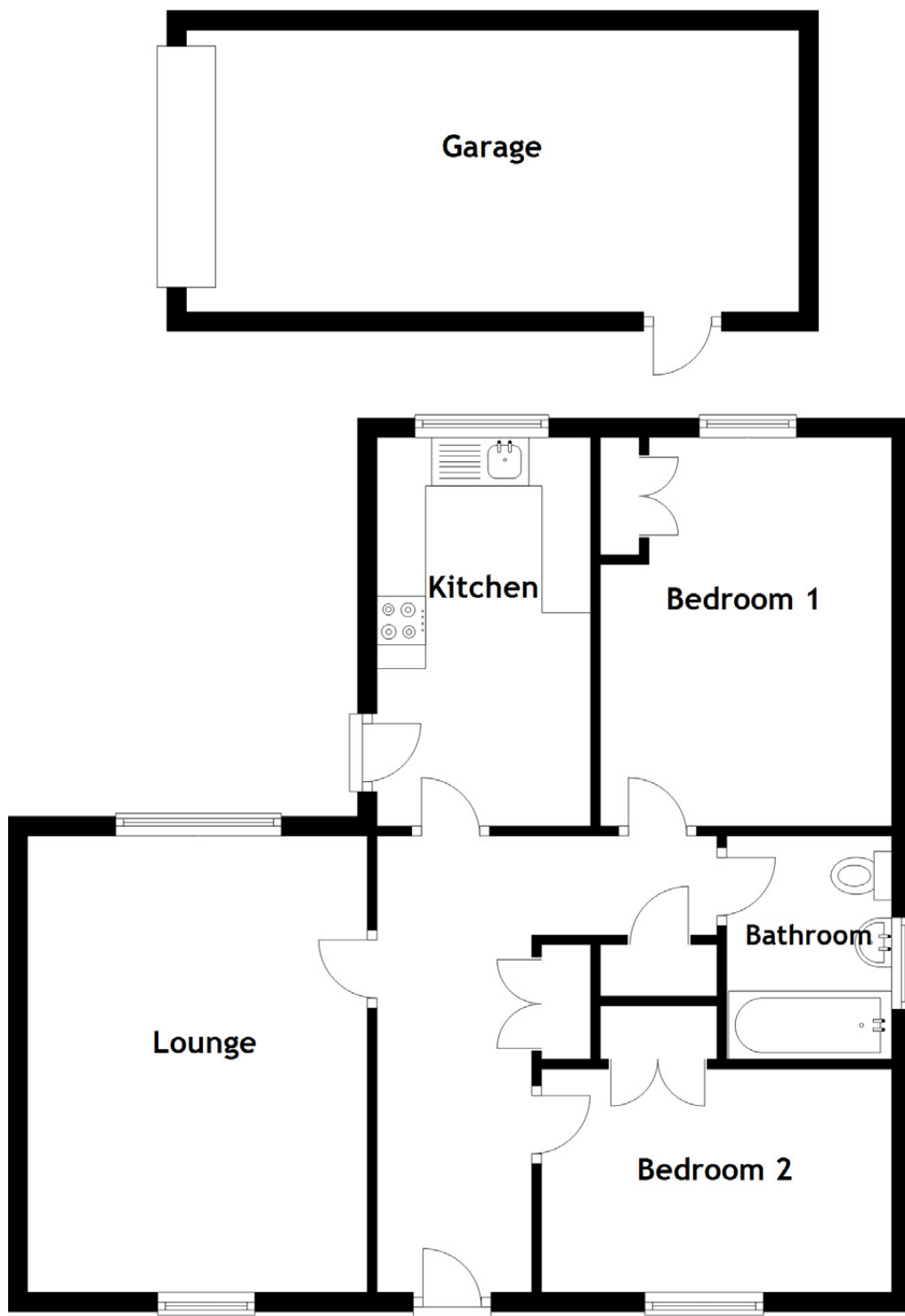




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")	Garage	6.30m (20'8") x 2.90m (9'6")
Kitchen	4.00m (13'2") x 2.20m (7'3")	Gross internal floor area (m ²): 62m ²	
Bedroom 1	4.00m (13'2") x 3.00m (9'10")	EPC Rating: C	
Bedroom 2	3.60m (11'10") x 2.30m (7'7")		
Bathroom	2.30m (7'7") x 1.70m (5'7")		



The convenience continues outside, where you'll find an easy-to-maintain garden ground that's perfect for enjoying the outdoors without the hassle of extensive upkeep. A garage and drive offer ample parking space, while external water and power, along with drainage for car washing, provide added practicality.



This charming cottage is a breath of fresh air, both in terms of its presentation and the fact that it's not in an onward chain. It's been lovingly freshened up and is ready for you to move right in. Don't miss this opportunity to make this delightful property your own – schedule a viewing today!



Nestled in the picturesque countryside of Angus, you'll find the charming village of Friockheim. This idyllic location offers the perfect blend of rural tranquil with convenient access to local amenities, making it an ideal place to call home. Here, you can enjoy leisurely walks through the scenic surroundings and breathe in the fresh country air. Despite its peaceful setting, Friockheim is far from remote. You'll find essential amenities and services just a short drive away, ensuring that daily life remains convenient. Nearby towns and cities provide access to shopping centres, healthcare facilities, and educational institutions, making Friockheim an excellent choice for families and retirees alike.

For nature enthusiasts, the countryside surrounding Friockheim is a playground waiting to be explored. The picturesque landscapes, craggy hills, and open countryside offer endless opportunities for outdoor activities such as hiking, cycling, and birdwatching. Whether you're an avid explorer or simply someone who appreciates the beauty of nature, Friockheim's surroundings will captivate you. If you're ready to embrace the charm of village living in Angus, Friockheim is the place to be.

The Location

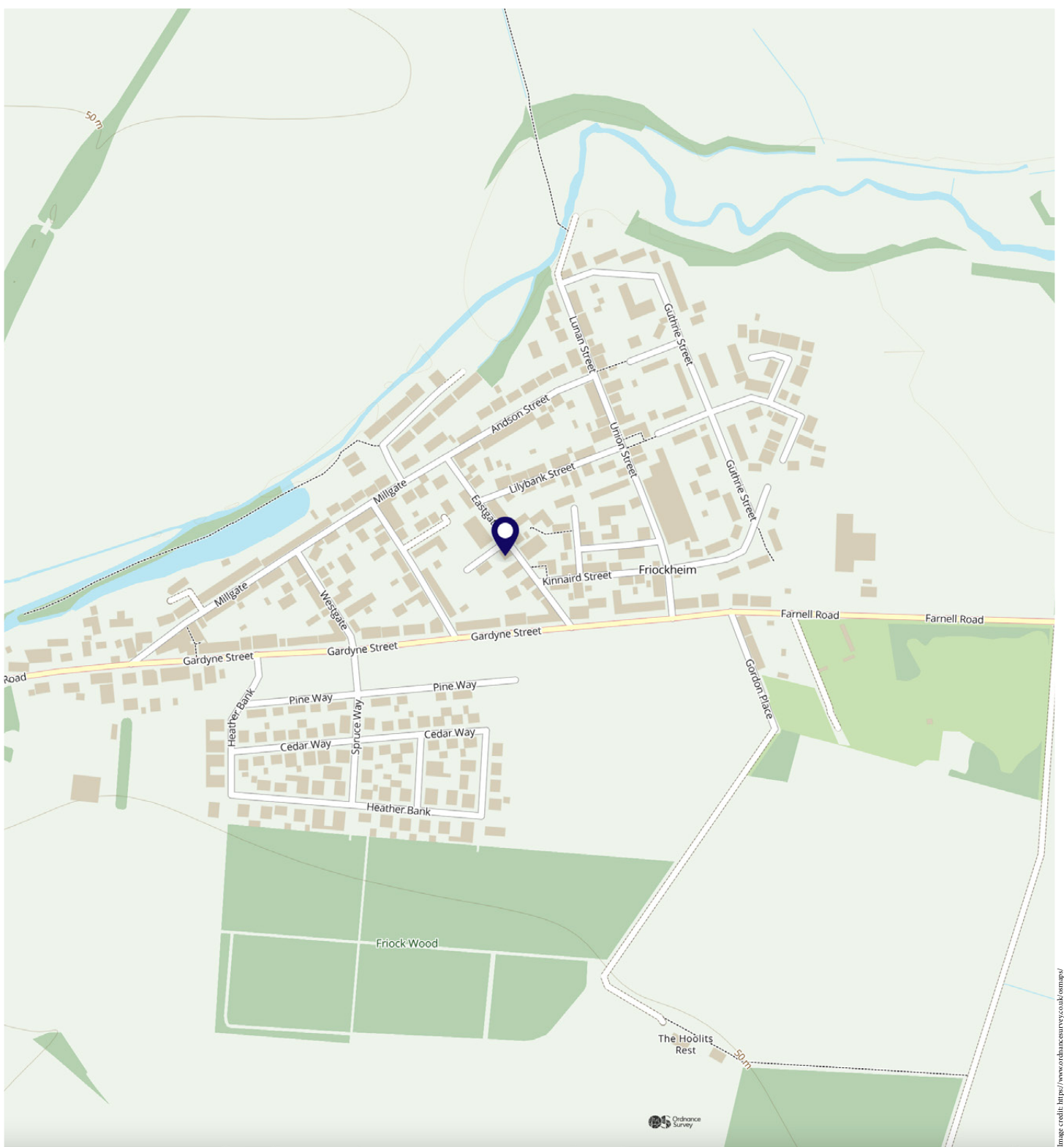


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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