

# 9 Pine Way

FRIOCKHEIM, ARBROATH, DD11 4WF



*Highly desirable two-bedroom bungalow with a drive to the side and a ramp to the back door for easy accessibility, NHBC warranty is still in place*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom, recently constructed bungalow, this semi-detached property offers a perfect blend of modern design and elegant living. With no onward chain, the home is ready for immediate occupancy, allowing you to settle in without delay. The rooms are generously proportioned and feature contemporary fittings with a quality finish, showcasing the craftsmanship of Guild homes.

# THE LOUNGE



The interior is both stylish and functional, with a layout that maximises space and light. The drive to the side provides convenient parking, while the ample garden ground offers a serene outdoor retreat. An added advantage is the ramp at the back of the house, ensuring easy access for those with impaired mobility, making this home inclusive for all.

# THE KITCHEN



# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

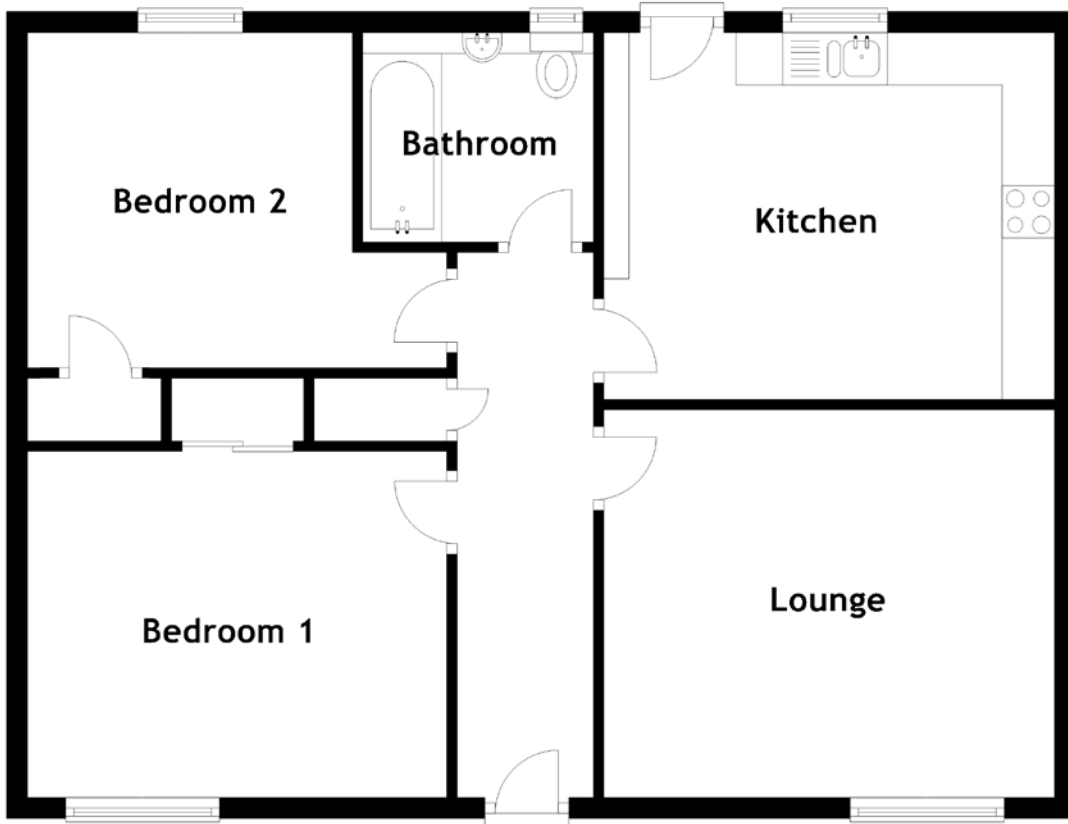


Situated close to all amenities, this bungalow offers the perfect combination of convenience and tranquillity. With an open outlook, you can enjoy open views while being within easy reach of local shops, schools, and recreational facilities. This property truly stands out as a delightful, move-in ready home that caters to modern living needs.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

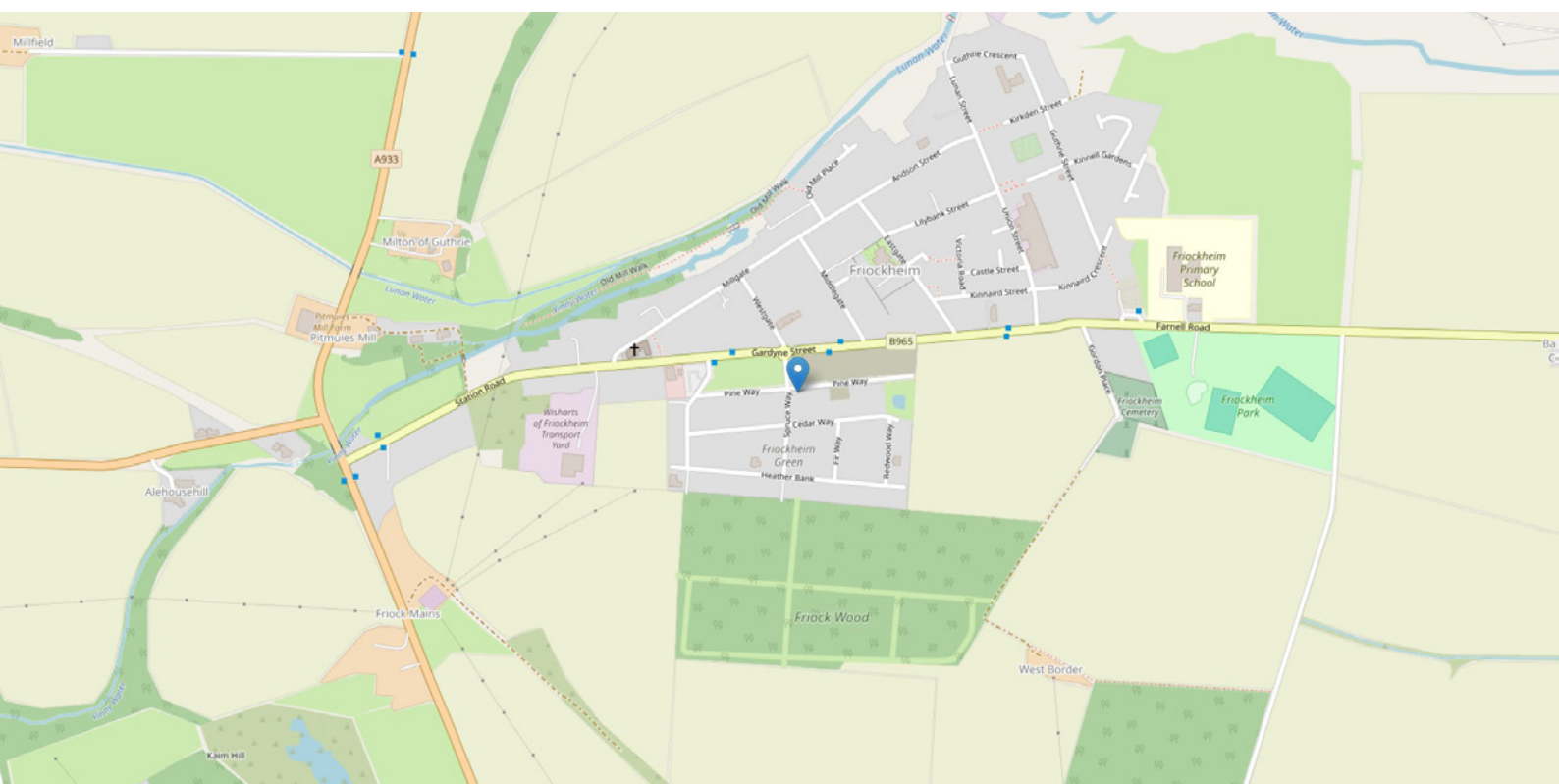


Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 3.70m (12'2")  
 Kitchen 4.30m (14'1") x 3.50m (11'6")  
 Bathroom 2.20m (7'3") x 2.00m (6'7")

Bedroom 1 4.00m (13'1") x 3.30m (10'10")  
 Bedroom 2 4.00m (13'1") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
 EPC Rating: A





# THE LOCATION

Situated in the charming village of Friockheim, this property offers a perfect blend of tranquil living and convenient amenities. Friockheim is known for its friendly community and picturesque surroundings, providing a peaceful retreat from the hustle and bustle of city life. The village is well-equipped with essential services, including local shops, a post office, and a primary school, making it an ideal location for families and individuals alike.





For those who enjoy the outdoors, Frickheim offers easy access to beautiful countryside walks and cycling routes, allowing you to fully embrace the natural beauty of the area. The nearby Angus Glens provide even more opportunities for hiking and exploring.

Despite its serene setting, Frickheim is well-connected to larger towns and cities. Arbroath and Forfar are just a short drive away, offering a wider range of shopping, dining, and entertainment options. The village also benefits from good transport links, ensuring that you can easily commute or travel further afield.

Overall, Frickheim combines the best of rural charm and modern convenience, making it a highly desirable location for your new home.



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