



HARMONY HOMES
ESTATE AGENCY



29 Gardyne Street, Arbroath, DD11 4SQ

Offers over £100,000



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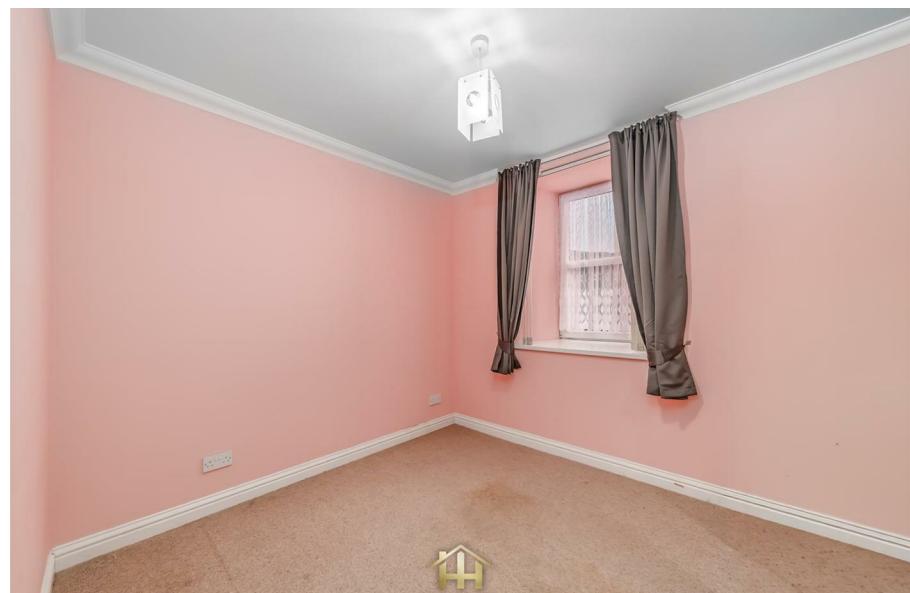
Nestled in the quaint village of Friockheim, this delightful two-bedroom ground floor flat on Gardyne Street is a true hidden gem. Built in 1890, the property boasts a charming character while offering modern comforts. Accessed through a gated entrance, you are greeted by your own front door leading into a welcoming vestibule and a spacious hallway.

The flat features a generously sized living room that is bathed in natural light, creating a warm and inviting atmosphere. Adjacent to the living area, you will find a well-appointed kitchen, perfect for culinary enthusiasts. The bathroom is equipped with a shower over the bath, providing both convenience and comfort.

Both bedrooms are doubles, with one benefiting from a built-in wardrobe, offering ample storage space. Outside, the property presents a low-maintenance garden oasis, complete with a garden shed that is equipped with electricity and lighting, making it an ideal space for hobbies or relaxation.

This property is perfect for first-time buyers seeking a charming home or for those looking to downsize without compromising on comfort. Additionally, the flat enjoys excellent local transport links, providing easy access to nearby towns such as Forfar, Arbroath, Brechin, as well as the cities of Dundee and Aberdeen, all just a stone's throw away. This flat is not just a home; it is a wonderful opportunity to embrace a peaceful village lifestyle with all the conveniences of modern living.





Directions



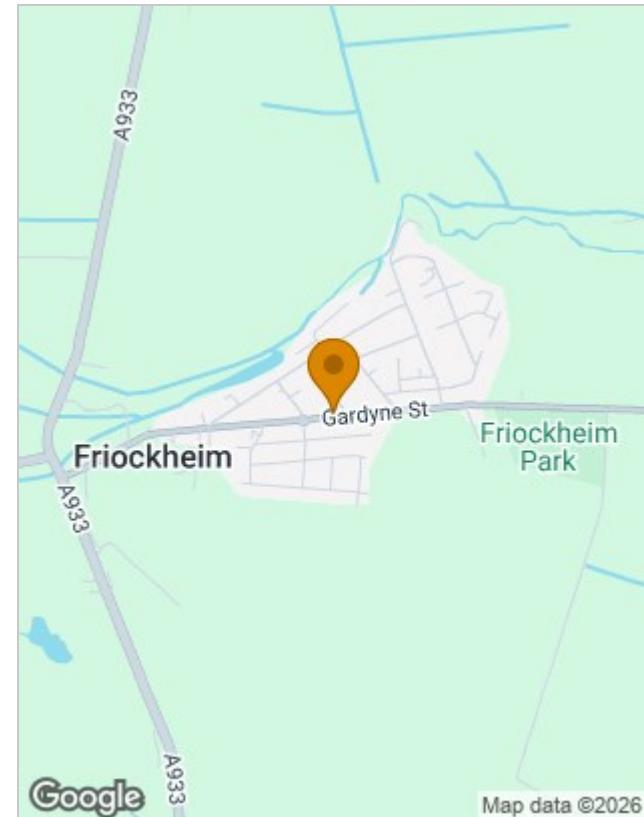
Floor Plans



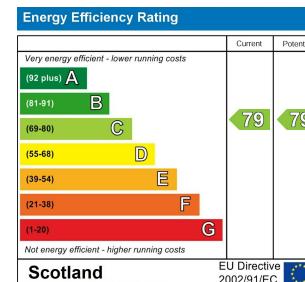
Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.