

# 4 Cedar Way

FRIOCKHEIM, ANGUS, DD11 4WG



## IMMACULATE TWO-BEDROOM DETACHED BUNGALOW



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McEwan Fraser Legal is delighted to offer a part exchange facility. Welcome to the charming village of Friockheim, where you'll find this stunning two-bedroom bungalow, offering a perfect blend of modern comfort and village living. Nestled in a peaceful and popular location, this recently constructed detached bungalow is ready for you to move in and start creating lasting memories.

This home features a contemporary design with quality fittings and finishes throughout, providing a stylish and comfortable living space. The heart of the home is the spacious dining kitchen, a perfect gathering spot for family and friends, with ample room for a dining table. The comfortable lounge offers a cosy retreat for relaxing evenings, filled with natural light from large windows.

## The Property





Both bedrooms are generously sized and feature built-in wardrobes, offering plenty of storage space. The vestibule porch adds character and practicality, providing additional storage. The modern shower room is tastefully designed, combining convenience and style.

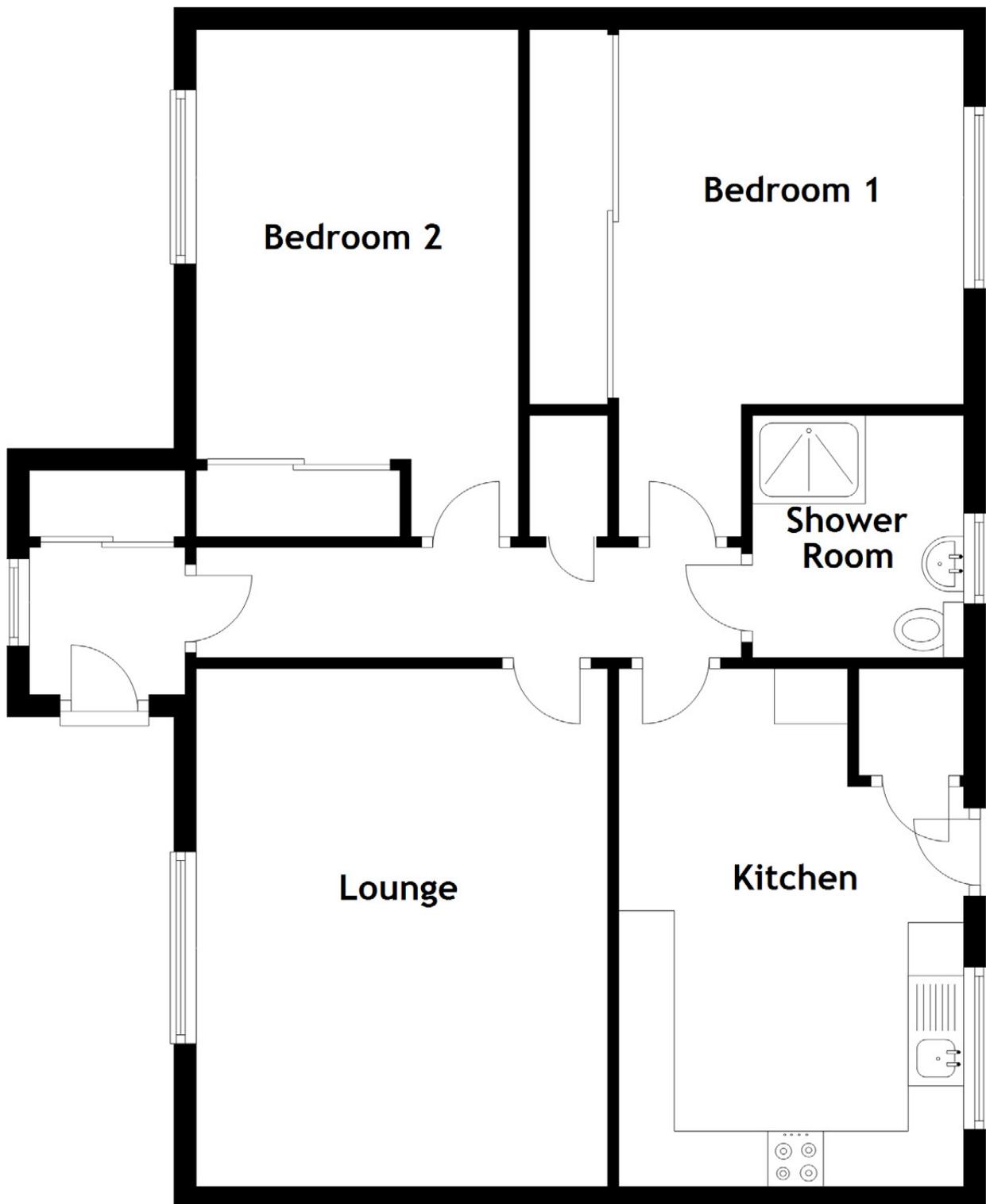




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")	Shower Room	2.20m (7'3") x 1.90m (6'3")
Kitchen	4.70m (15'5") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 80m <sup>2</sup>	
Bedroom 1	3.41m (11'2") x 3.10m (10'2")	EPC Rating: B	
Bedroom 2	4.60m (15'1") x 2.90m (9'6")		



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Outside, you'll find beautifully manicured and enclosed gardens, creating a private oasis for outdoor relaxation, gardening, or entertaining. The property is equipped with gas central heating and solar panels, promoting energy efficiency. Ample parking is available with a drive to the side of the property.

Friockheim Village is known for its scenic surroundings and the convenience of village living. Whether you're exploring the picturesque countryside, enjoying leisurely walks, or simply savouring tranquil village life, Friockheim offers it all.

This bungalow, with its blend of style, comfort, and quality, presents an exceptional opportunity to make your dream home a reality. Don't miss your chance to live in one of Friockheim's most desirable properties. Contact us today to schedule a viewing and take the first step towards calling this remarkable bungalow your own.

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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.

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## The Location

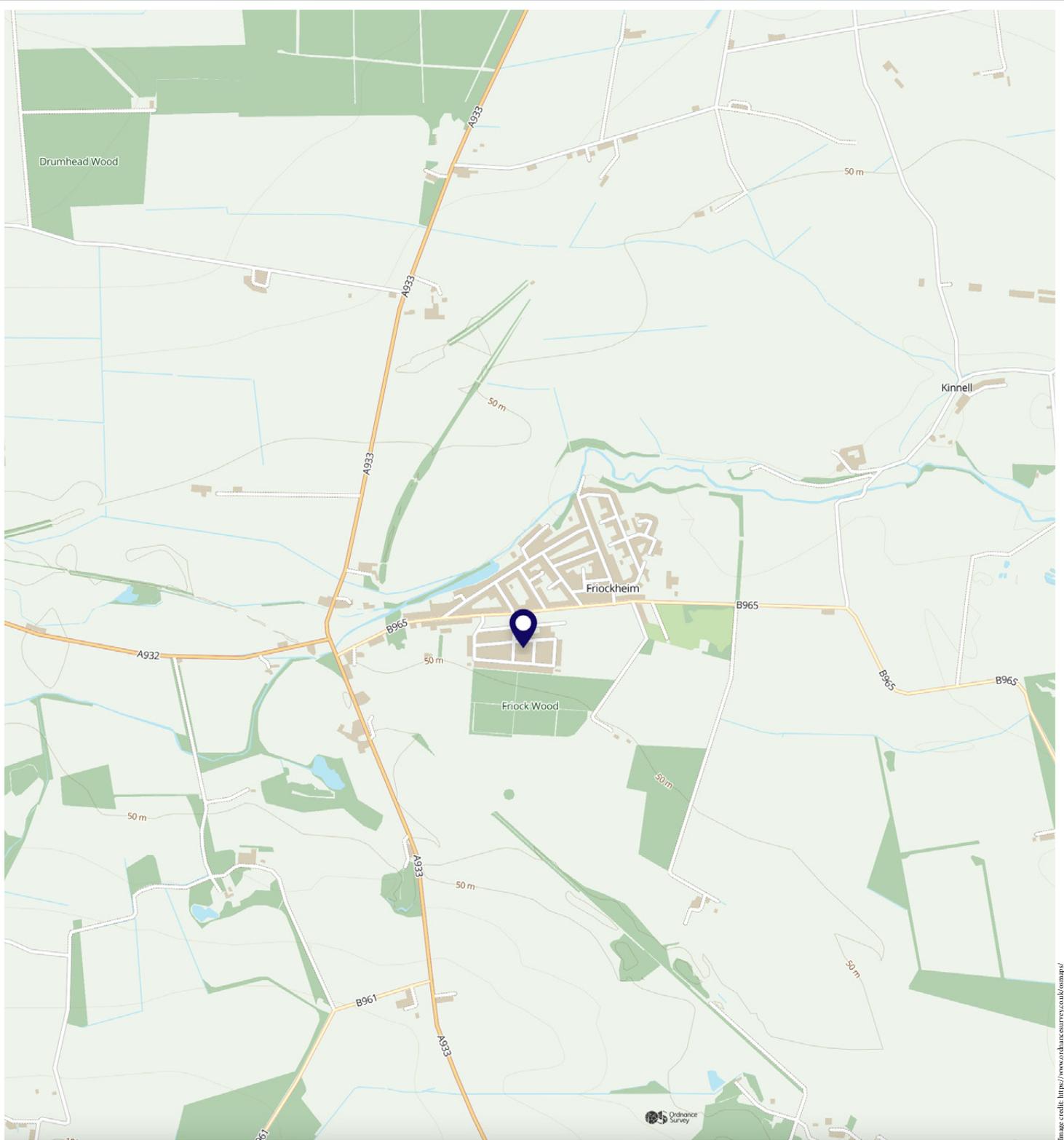


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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