

Greenbank (Slainte-Mhath)

STATION ROAD, FRIOCKHEIM, ARBROATH, DD11 4SE



Distinguished detached villa, a true masterpiece of architectural grace and timeless elegance



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McEwan Fraser is excited to welcome to the market this distinguished detached villa, a true masterpiece of architectural grace and timeless elegance. Formerly the residence and surgery of the village doctor, this property now stands as a cherished family home, ready to embrace new memories and stories.

Exterior and Facade: As you approach, you'll be struck by the handsome facade that exudes character and grandeur. The property's unique history is immediately apparent, hinting at the rich legacy that awaits within.

THE ENTRANCE HALL



Interior Elegance: Step through the door, and you'll be greeted by an interior that seamlessly blends modern comfort with classical charm. The utility room is a marvel, offering practicality and convenience, while the kitchen takes centre stage as the heart of the home, where friends and family gather.

THE KITCHEN & UTILITY



Living Spaces: The lounge is both spacious and inviting, with a log-burning stove serving as a warm focal point. From here, patio doors lead to a large conservatory, inviting the outdoors in and offering a serene space to unwind.

THE LOUNGE



THE CONSERVATORY



Additionally, you'll discover a formal dining room, a music room, and substantial box rooms that present ideal opportunities for a home office or library. A guest cloakroom adds to the practicality of the ground floor.

THE DINING ROOM, MUSIC ROOM & WC





Upper Floor: Ascend the staircase to the upper floor, where you'll find four beautifully appointed bedrooms. The bathroom and shower room ensure that your daily routines are both luxurious and efficient. One bedroom even features a balcony that overlooks the enchanting garden, adding a touch of romance to your mornings and evenings.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



a balcony that overlooks the enchanting garden, adding a touch of romance to your mornings and evenings



BEDROOMS 3 & 4



Outdoor Oasis: This home offers not one, but two outdoor sanctuaries. To the front, a private drive and secluded garden create a sense of exclusivity. A double garage provides ample space for vehicles and storage. To the rear, you'll discover a truly enchanting and meticulously maintained mature garden, a haven for garden enthusiasts and those who appreciate nature's beauty.

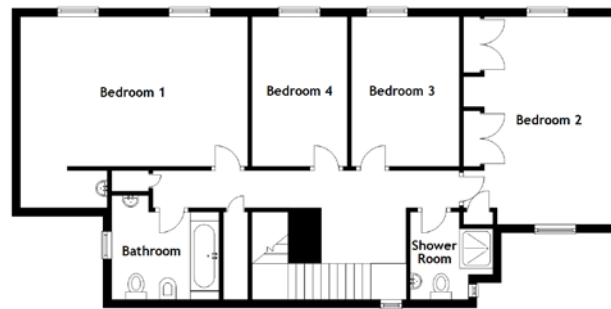
A Unique Opportunity: This property is more than just a house; it's a piece of local history and an opportunity to own a cherished part of the community's past. With its graceful architecture, exquisite living spaces, and enchanting garden, this home invites you to create your own legacy within its walls.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

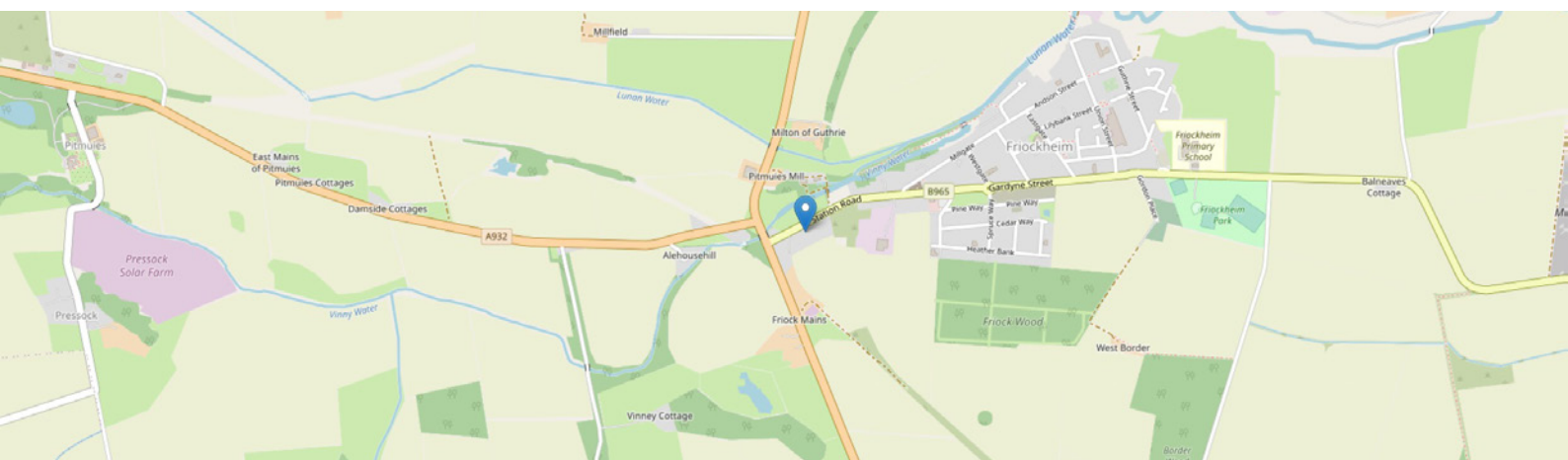


Approximate Dimensions (Taken from the widest point)

Lounge	7.80m (25'7") x 4.80m (15'9")
Conservatory	5.80m (19') x 2.90m (9'6")
Dining Room	5.40m (17'9") x 4.10m (13'5")
Kitchen	6.90m (22'8") x 3.30m (10'10")
Utility	3.00m (9'10") x 2.10m (6'11")
WC	1.50m (4'11") x 1.10m (3'7")
Music Room	3.40m (11'2") x 3.20m (10'6")
Storage	3.40m (11'2") x 3.00m (9'10")

Bathroom	2.60m (8'6") x 2.50m (8'2")
Shower Room	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	5.50m (18'1") x 4.60m (15'1")
Bedroom 2	5.10m (16'9") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 2.60m (8'7")
Bedroom 4	3.60m (11'10") x 2.30m (7'7")
Garage	5.70m (18'8") x 5.30m (17'5")

Gross internal floor area (m²): 223m²
EPC Rating: D



THE LOCATION

Set amidst the rolling hills and picturesque landscapes of Angus, the charming village of Friockheim is a hidden gem. With its timeless appeal and serene atmosphere, Friockheim offers a quintessential Scottish experience that beckons homebuyers seeking a tranquil and idyllic lifestyle.





Natural Beauty: Friockheim is a haven for nature enthusiasts. The village is surrounded by lush greenery, woodlands, and meandering streams. The enchanting countryside offers endless opportunities for outdoor adventures, from leisurely walks along scenic trails to birdwatching and wildlife spotting. The changing seasons paint a vibrant tapestry of colours across the landscape, creating a visual spectacle that never fails to captivate.

Heritage and Culture: Friockheim boasts a rich cultural heritage that is reflected in its historic architecture and landmarks. Quaint cottages and stone-built houses line the streets, offering a glimpse into the village's storied past. A local museum and heritage centre provides a captivating journey through Friockheim history, showcasing artifacts and stories that connect the present to the past.

Convenient Living: Despite its tranquil setting, Friockheim offers convenience for everyday living. Nearby market towns provide access to essential amenities, including shops, schools, healthcare facilities, and restaurants serving hearty Scottish fare. A well-connected road network ensures easy access to neighbouring towns and cities.

Escape to Serenity: Living in Friockheim feels like a perpetual escape from the hustle and bustle of urban life. Here, the pace is unhurried, and the stress of daily life fades away.

A Place to Call Home: Friockheim presents an opportunity to embrace a tranquil and authentic Scottish lifestyle. Whether you're seeking a permanent residence or a charming getaway, this village welcomes you with open arms. Discover the timeless beauty, rich heritage, and serene living that define Friockheim – your new home in the heart of Scotland.



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