

Gightyburn Mill, Arbroath,

DD11 4RX

Offers Over £340,000

Contact Solicitors for an appointment to view or telephone seller direct outwith office hours

07815464288

Chamber Practice





- **SPACIOUS DETACHED BUNGALOW**
- **APPROXIMATELY ONE ACRE OF GROUND**
- **GENEROUS LOUNGE**
- **SEPARATE SITTING/DINING ROOM WITH MULTI FUEL STOVE**
- **LARGE KITCHEN WITH SOLID FUEL RANGE COOKER**
- **MODERN SHOWER ROOM**
- **MASTER BEDROOM WITH EN SUITE BATHROOM**
- **THREE FURTHER DOUBLE BEDROOMS**
- **EXCELLENT STORAGE FACILITIES**
- **DRIVEWAY & EXTREMELY SPACIOUS GARAGE**
- **VARIOUS OUTBUILDINGS**
- **DOUBLE GLAZING & OIL FIRED HEATING**
- **EXCELLENT POTENTIAL**
- **IDEAL FAMILY HOME**

Gightyburn Mill is a spacious four bedroom detached bungalow enjoying a peaceful rural setting while remaining conveniently positioned for access to nearby amenities. The village of Friockheim is within easy reach and provides a range of local amenities, including shops, primary schooling and other everyday facilities. The larger towns of Arbroath and Forfar are also readily accessible, offering a wider selection of shops, supermarkets, schools, leisure facilities, restaurants and professional services. The surrounding area provides excellent opportunities for enjoying the countryside, while road links give convenient access to the wider Angus area and beyond.

The accommodation begins with an entrance porch leading into the main hallway which has excellent storage facilities and provides access to all principal rooms. The bright and spacious lounge enjoys an attractive outlook over the surrounding gardens, while the separate sitting room/dining room benefits from dual aspect windows and features a multi-fuel burning stove, creating a warm and welcoming focal point.

The spacious kitchen is fitted with a range of base and wall mounted units and features a traditional solid fuel Range Cooker. There is also a stylish family shower room serving the main accommodation.

The property offers four generously proportioned double bedrooms, the principal bedroom benefiting from a modern en suite bathroom, while the three further bedrooms provide excellent flexibility for family living, guest accommodation or home working requirements.

Externally the property is set within approximately one acre of garden ground providing an exceptional amount of space and tremendous potential for gardening, recreation or further landscaping. The driveway provides ample off street parking facilities and an extremely spacious double garage provides further parking facilities and generous storage space. The grounds also incorporate a summerhouse, two greenhouses and a variety of useful outbuildings, providing excellent storage and scope for a range of hobbies or interests.

Further benefits include double glazing and oil-fired central heating.

Gightyburn Mill represents a rare opportunity to acquire a substantial detached bungalow with extensive grounds, excellent parking and potential to create a wonderful country style family home. Early viewing is recommended to fully appreciate the generous accommodation, grounds and possibilities this property has to offer.

It's famed for the "Declaration of 1320" and as home of the "Arbroath Smokie," although the smoked haddock delicacy actually originated in the nearby one-time fishing village of Auchmithie.

But as you would expect from the biggest of the Angus towns, there's so much more to Arbroath than just its rich seafaring heritage, captured in a multi-million-pound visitor centre by the quay. The population numbers around the 24,000 mark and it has been hailed among the country's most affordable commuter towns, with Aberdeen and Dundee both coming into play.

It is home to Angus College, the Webster Theatre, two secondary schools, 11 primaries and, of course, a harbour. The Arbroath football team's nickname is the Red Lichties, referencing the lamp which adorned the harbour entrance as an aid to shipping.

The rural hinterland includes the villages of Inverkeillor, with its parks, primary school and pub, Friockheim and the clifftop hamlet of Auchmithie.


















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Included in the sale are all floor coverings, curtains and blinds where fitted, light fittings, solid fuel Range cooker, fitted wardrobes, bookcase unit in hall, log cabin/home office, summerhouse, 2 greenhouses and various garden sheds.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.