



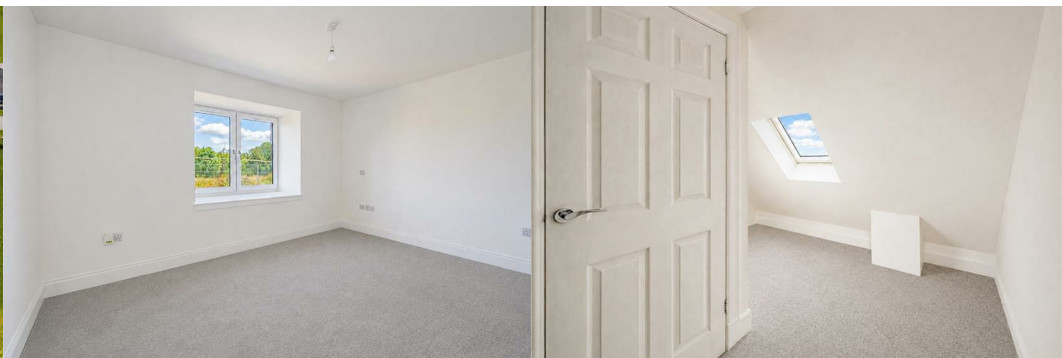
4 Gardyne View, Knockhill Farm, Cotton of Gardyne

, Arbroath, DD11 3RX

Offers over £424,999



Rosie Fraser Real Estate are delighted to present this exceptional four-bedroom semi-detached steading conversion, peacefully situated on the outskirts of Frickheim.



Beautifully converted with modern family living at its heart, this stunning home perfectly blends contemporary design with countryside charm. Finished to an exceptional standard throughout, it offers generous and flexible accommodation, premium fixtures and fittings, and an abundance of natural light. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

The accommodation begins with a spacious and welcoming entrance hallway, providing plenty of room for coats, shoes and everyday family living.

The true heart of the home is the breathtaking open-plan kitchen and living space. Designed with entertaining and modern family life in mind, this show-stopping room boasts a striking glazed feature that floods the space with natural light while creating a wonderful sense of openness. The contemporary kitchen is beautifully finished with an extensive range of wall and base units, a large central island with breakfast bar seating, and an excellent selection of integrated appliances including a double oven, microwave, dishwasher, induction hob and extractor fan. Whether hosting family celebrations or enjoying everyday meals together, this exceptional space is perfectly designed for bringing people together.

Leading directly from the kitchen is a generous utility room, thoughtfully designed for country living. Complete with additional storage, a traditional Belfast sink, washing machine and tumble dryer, it provides the perfect practical space after countryside walks or outdoor adventures.

To the rear of the property is a beautifully proportioned separate lounge, featuring an impressive picture window and French doors opening onto the garden, creating a bright and relaxing space to unwind while seamlessly connecting indoor and outdoor living.

The ground floor also benefits from a spacious double bedroom with fitted sliding wardrobes and a stylish en-suite bathroom. Completing the ground floor is a luxurious family bathroom, finished to a high specification with contemporary fittings and a waterfall shower over the bath.

A striking central staircase leads to the first floor, where you'll find all three remaining bedrooms and a beautifully appointed shower room. The impressive principal bedroom is flooded with natural light and features a charming Juliet balcony, creating a peaceful retreat. Two further generous double bedrooms, both benefiting from built-in storage, offer flexible accommodation for family members or guests. The modern shower room is finished to an exceptional standard and also provides additional built-in storage.

On the opposite side of the staircase is a substantial floored storage area, offering excellent versatility. Ideal for those working from home, this space could easily be utilised as a small home office, hobby room or simply provide invaluable additional storage.

Externally, the property benefits from gardens extending to the front, side and rear, offering generous outdoor space that wraps around the home. As part of this exclusive new-build development, the gardens provide a fantastic blank canvas for the new owners to landscape and personalise to suit their own lifestyle and taste. Whether creating a spacious patio for outdoor entertaining, a family-friendly lawn, vibrant planting or a peaceful retreat to enjoy the surrounding countryside, the possibilities are endless. The property also benefits from two private parking spaces to the front.

Further benefits include underfloor heating throughout the ground floor, high-quality fixtures and fittings, beautifully appointed bathrooms with waterfall showers, an air source heat pump providing an efficient and environmentally friendly heating system, solar panels with battery storage to help reduce energy costs, and double glazing throughout.

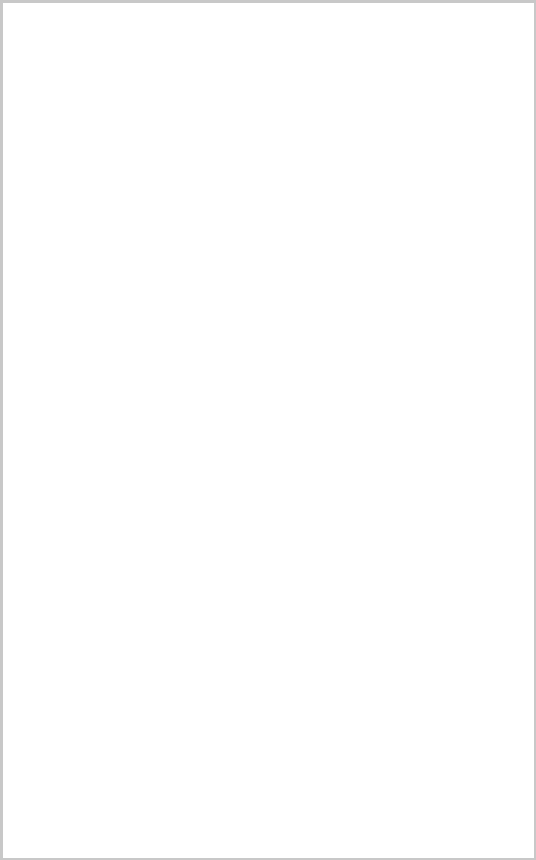
These impressive energy-saving features not only contribute to lower running costs but also create a more sustainable home, offering buyers the perfect combination of modern luxury, efficiency and environmental responsibility.

Situated on the outskirts of the popular village of Friockheim, this outstanding home offers the perfect balance of peaceful countryside living while remaining within easy reach of local amenities and excellent transport links. The nearby towns of Arbroath, Forfar and Brechin provide a wide range of everyday amenities, while Dundee is just a short drive away for shopping, dining, leisure facilities and both Dundee and Abertay Universities. For those commuting further afield, Perth and Aberdeen are also easily accessible, making this an ideal location for professionals seeking a tranquil rural lifestyle without compromising on connectivity. Combining the charm and character of a traditional steading with the efficiency and comfort of a contemporary new-build conversion, this exceptional home offers a rare opportunity to enjoy luxurious, sustainable living in a beautiful countryside setting.

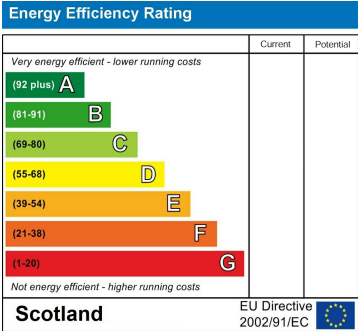
Area Map



Floor Plans



Energy Efficiency Graph



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