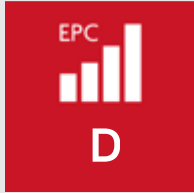
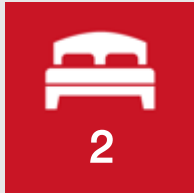




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109 Charles Avenue, Arbroath,
Angus DD11 2HG





Summary

Well-presented terraced villa situated within a highly sought after residential location. The property comprises: entrance hallway, spacious lounge, shower room with wet-wall fittings, conservatory with door to garden, two double bedrooms with the master benefitting from integrated storage. Attributes include double glazing, electric heating, solar panels and ample storage throughout the property. Externally, the property benefits from private front and rear garden with vehicular needs catered for with a garage and plenty of on-street parking.

Features

- Terraced Villa
- Popular Residential Location
- Lounge
- Conservatory
- Kitchen/ Dining
- 2 Bedrooms
- Shower Room
- Elect Heating; DG; EPC - D
- Gardens, Garage & Solar Panels
- Council Tax Band B

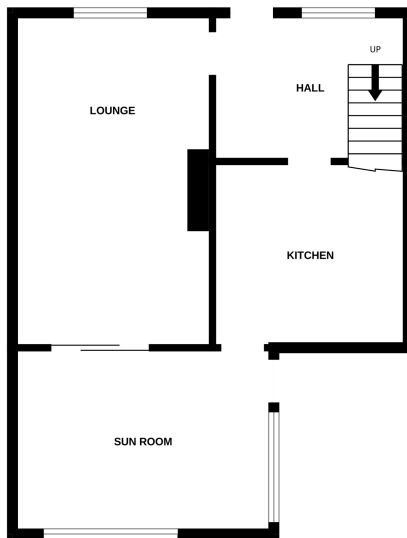
Room Measurements

Lounge: 18' 3" x 10' 8" (5.56m x 3.25m)
Kitchen/Dining: 13' 5" x 10' 4" (4.09m x 3.15m)
Conservatory: 13' 3" x 11' 2" (4.04m x 3.40m)
Shower Room: 6' 4" x 6' 4" (1.93m x 1.93m)
Bedroom : 15' 3" x 8' 8" (4.65m x 2.64m)
Bedroom: 13' 6" x 9' 1" (4.11m x 2.77m)

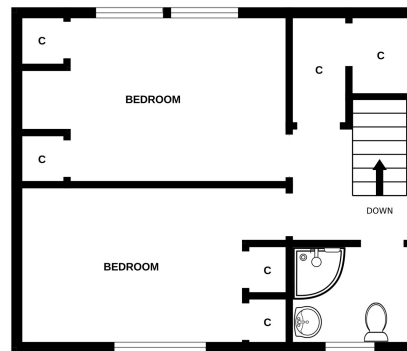


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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