

Connelly Yeoman



121 CHARLES AVENUE, ARBROATH, DD11 2HQ

GROUND FLOOR FLAT



Key Features

- Spacious Ground Floor Apartment with fresh neutral decor.
- Within a popular residential area close to the town centre.
 - Electric Storage Heating and Double Glazing.
 - Mutual Drying Green.



OFFERS OVER
£75,000

Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of electric storage heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, two double bedrooms and shower room. Outside has the benefit of a mutual drying area.

ACCOMMODATION:

Entrance Hallway, Lounge, Kitchen, Two Bedrooms and Shower Room.



ENTRANCE HALLWAY:

Wood effect laminate flooring. Large shelved storage cupboard together with a walk-in shelved storage cupboard with light. Panel heater.

LOUNGE:

Approx. 11'4' x 18'9'. Front and rear facing windows. Entry into the Lounge through a 15 pane glass panelled door. Two electric heaters with an additional electric heater with a wooden effect fire surround. Laminate flooring.

KITCHEN:

Approx. 14'2' x 6'. Modern base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Electric oven, hob with extractor hood above. Plumbed space for a washing machine with space for further appliances.



BEDROOM 1:

Approx. 13'4' x 8'8'. Front facing window. Laminate Flooring. Electric heater.

BEDROOM 2:

Approx. 13'7' x 9'3'. Rear facing window. Double shelved and hanging wardrobe. Panel heater and laminate floor.

SHOWER ROOM:

Approx. 6'4' x 6'. Rear facing window. Tiled. Wash hand basin, WC. Corner shower cubicle housing an electric shower. Extractor fan.

GARDEN:

Mutual drying area to the rear.



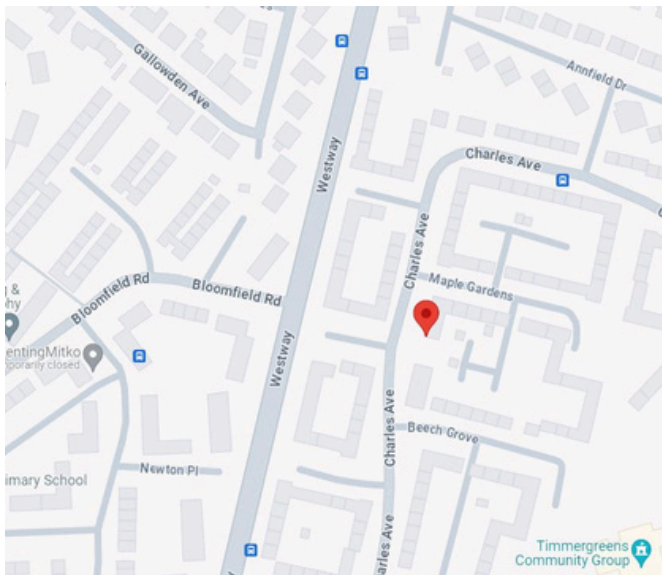
Property Professionals

GROUND FLOOR
68.0 sq.m. approx.



TOTAL FLOOR AREA : 68.0 sq.m. approx.

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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