



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 11 Denley Gardens, Arbroath, DD11 2EQ

Offers Over **£90,000**



- Ground Floor Flat
- Fully Modernised
- Move in Condition
- Quiet Cul-de-sac
- Secure Entry
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- ECH; UPVC DG



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## 11 Denley Gardens, Arbroath, DD11 2EQ

This fully modernised and upgraded GROUND FLOOR FLAT is attractively decorated and is in move in condition. The flat improvements include modern kitchen and shower room, internal doors and flooring as well as modern electric central heating and replacement UPVC double glazed windows. There are secure front and rear entrance closed doors, ample car parking outside the block and an enclosed rear mutual grass drying area. There is also a sizeable mutual storage cellar outside the front door of the flat. The property is situated in a quiet cul de sac of similar two story flatted properties off Charles Avenue and near Arbirlot Road.

### ENTRANCE HALL

Ground floor entrance door. Oak laminate flooring. Large walk in storage cupboard with small safe.

### LOUNGE

A comfortable lounge with large window which overlooks the cul de sac.

### KITCHEN

Adjacent of the lounge and fitted with gloss white and base units and granite effect worktops. Wet walls and laminate flooring. Integral electric oven hob and concealed filter hood. Integrated dishwasher. Automatic washing machine and fridge. Inset stainless steel sink with drainer and mixer tap. Window overlooks the cul de sac.

### DOUBLE BEDROOM

Built in double wardrobes. Window overlooks the rear mutual garden.

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### SHOWER ROOM

Fully modernised to include white vanity units with inset wash hand basin and toilet. Large glazed corner shower compartment with electric instant shower. Vinyl floor tiling. Extractor fan. Chrome towel radiator.

### OUTSIDE

Understairs lockable mutual store. Ideal for bikes and prams. South facing rear grass mutual garden area. Mutual car parking spaces outside the property.

### EXTRAS

Included are all fitted carpets, floor coverings, curtains, blinds, light fittings and integrated and white kitchen appliances.

### LOCATION

Off Arbirlot Road and Charles Avenue.

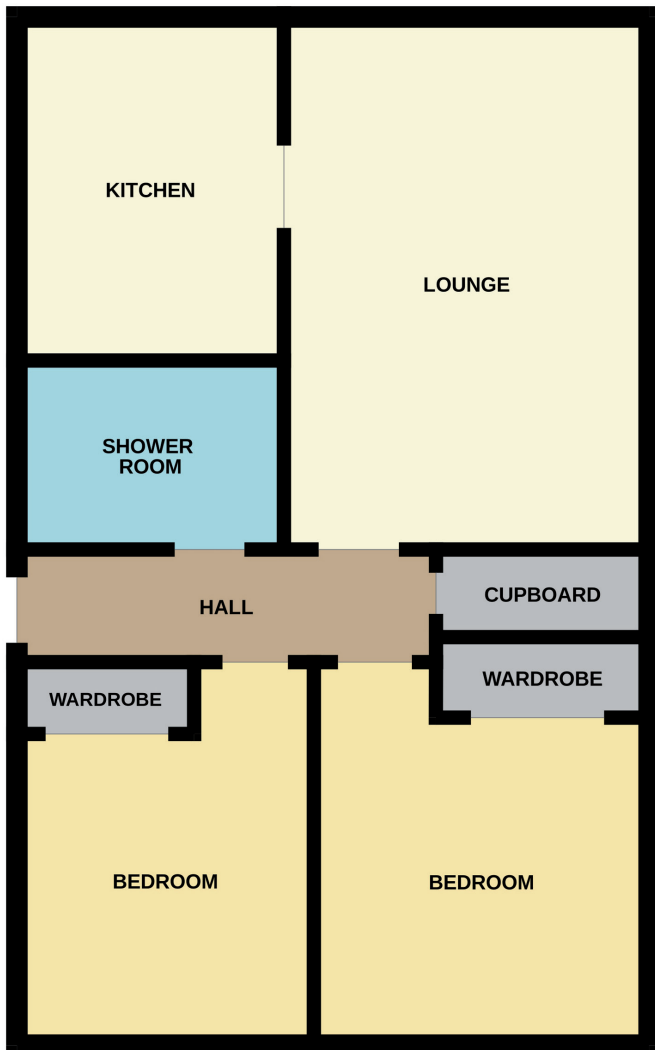
### EPC – C

HOME REPORT VALUATION - £90,000



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**ACCOMMODATION**

(All measurements are approx.)

Lounge	15'3" x 9'8"	(4.65m x 3.00m)
Kitchen	9'2" x 7'2"	(2.80m x 2.20m)
Double Bedroom	9'2" x 9'2"	(2.80m x 2.80m)
Bedroom	8'4" x 8'0"	(2.55m x 2.45m)
Shower Room	7'2" x 5'4"	(2.20m x 1.65m)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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