



196 CHARLES AVENUE, ARBROATH, DD11 2HA

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat within a popular residential area.
- Electric Storage Heating and Double Glazing.
- Mutual Drying Green and shared garden



OFFERS OVER
£75,000

Property Description

This two bedroom FIRST FLOOR APARTMENT is situated in a suburb of Arbroath, close to Arbroath High School with its community gym and swimming pool, the cricket field and on the circular bus route. The rooms proportions are generous and comprises of a spacious lounge, kitchen, two double bedroom and a bathroom room. It has the benefit of electric heating and double glazing. Some furnishing would be included in the sale as well as an automatic washing machine and fridge freezer. The property has a mutual garden area and drying green.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS AND A BATHROOM

ENTRANCE HALLWAY:

Entry is via a double glazed door into the hallway which has an access hatch into the loft, three large storage cupboards and another housing the electric fuse box and meter. There is a wall mounted storage heater and laminate flooring.

LOUNGE:

Approx. 14'3 x 21'8. A bright double aspect room with both front and rear facing windows. The laminate floor flows through from the hallway and there is a modern storage heater.

KITCHEN:

Approx. 17' x 7'4. A rear facing kitchen fitted with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an electric stainless steel oven and hob with extractor hood above. Plumb space for an automatic washing machine and a fridge freezer, both of which are included in the sale.



BEDROOM 1:

Approx. 15'6 x 10'2. This good sized double bedroom overlooks the front of the property and has a double shelved and hanging wardrobe, laminate flooring and an electric panel heater.

BEDROOM 2:

Approx. 16'6 x 11'. A rear facing bedroom with a cupboard housing the hot water tank and a panel heater.

BATHROOM:

Approx. 7'9 X 5'9. The bathroom has a double ended bath with a to shower to tap and an electric power shower over the bath. There is a wash hand basin, WC, bathroom fitments and a heated towel rail. A rear facing window provides both natural light and ventilation.

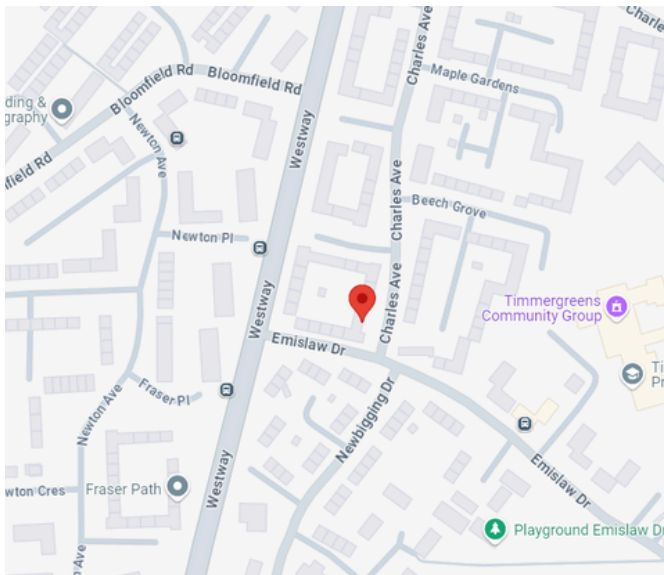
OUTSIDE:

The property has access to a mutual garden and drying area which is situated to the rear.



Property Professionals

67.0 sq.m. approx.



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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