

Connelly Yeoman

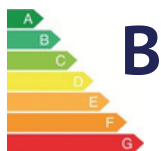


21 CHARLES AVENUE, ARBROATH, DD11 2HE

TERRACED VILLA



- Set within a popular location close to schools and shops
 - An immaculately presented family home
- Decorated in modern neutral colours with newly upgraded kitchen and bathroom
- Driveway and rear garden with decked entertainment area



OFFERS OVER
£135,000

Property Description

This modern TERRACED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within an ideal location, close to local amenities, services and schools, this immaculately presented family home offers spacious rooms and has the advantage of a driveway. Decorated in modern neutral tones with oil fired heating system, solar panels and double glazing. There is a spacious lounge with ample room for dining. A lovely recently modernised well equipped kitchen which has access into the rear garden. On the upper floor there is a well appointed master bedroom, 2 further bedrooms and a new modern family bathroom. The rear garden is neatly laid out with a sunny decked area, with a further Astro turf area and a shed. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools, as well as a lovely harbour area, sports centres and a golf course. Railway links to East coast cities and beyond, and the A92 which gives an easy commute to Dundee and all local Angus towns.

ACCOMMODATION:

LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM

HALLWAY:

Double glazed door into the hallway with modern vertical radiator, front facing window and stairs leading to the upper floor.

LOUNGE:

Approx. 12'7 x 22'5. Spacious lounge with double aspect front and rear facing windows and has ample room for furnishings and dining space. Radiator.

KITCHEN:

Approx. 12'6 x 16'6'. Recently renovated rear facing kitchen is fitted with a good range of modern base and wall units with coordinating marble effect work surfaces incorporating a sink with a shower mixer tap, electric stainless steel oven, electric ceramic hob with stainless steel extractor hood, integrated fridge/freezer and washing machine. Further space for a tumble dryer and large understairs storage cupboard housing the fuse board. Glazed door leads to the enclosed rear garden.



UPPER HALLWAY:

Access hatch via Ramsay style ladder leading into a floored loft.

MASTER BEDROOM:

Approx. 17'9 x 10'6. Lovely spacious double bedroom with rear facing window. Ample room for furnishings and a radiator.

BEDROOM 2:

Approx. 18'2 x 10'10. A double bedroom with front facing window. Ample room for furnishings and a radiator.

BEDROOM 3:

Approx. 9'6 x 7'2. Front facing with a radiator, this could also be utilised as a study.

FAMILY BATHROOM:

Approx. 10'3 x 7'5. Recently modernised, white gloss vanity unit incorporating the wash hand basin, WC and bath with an over the bath electric shower. The Shower area is finished off with modern tiling, bathroom fittings, spotlights to the Parador ceiling and a radiator.

GARDEN:

Fully enclosed rear garden neatly laid out with a large deck, Astro turf seating/play area, stone chips to the remainder of the garden, aluminium shed and the oil tank. Side access gate.

DRIVEWAY:

Off street parking and large easily maintained stone chipped area.



Property Professionals

GROUND FLOOR
35.8 sq.m. approx.

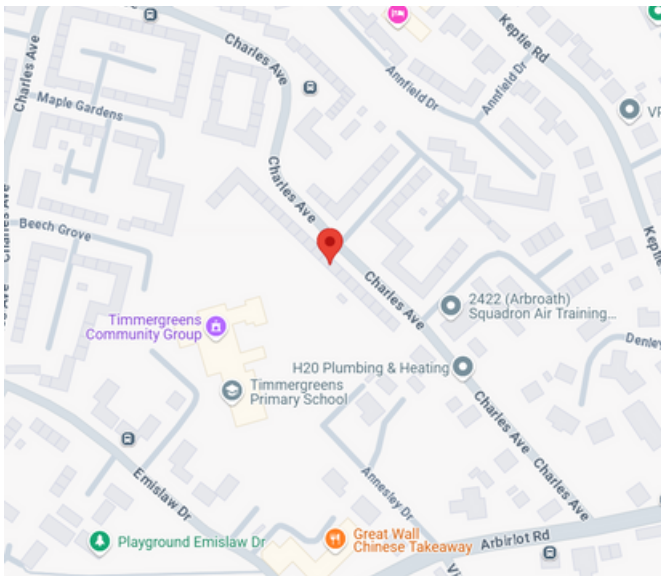


1ST FLOOR
35.8 sq.m. approx.



TOTAL FLOOR AREA: 71.6 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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**Connelly
Yeoman**

tspc

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