

# Connelly Yeoman



119 CHARLES AVENUE, ARBROATH, DD11 2HQ

FIRST FLOOR  
APARTMENT



- Spacious first floor apartment
- Within a popular residential area close to the town centre
  - Electric Storage Heating and Double Glazing
  - Mutual garden area



OFFERS OVER  
**£80,000**

# Property Description

This most impressive, bright and airy two bedroom FIRST 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 bedrooms and a bathroom. There is a mutual garden area to the rear.

**ACCOMMODATION: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM.**

## **ENTRANCE HALLWAY:**

Enter into a spacious hallway with walk in cloaks cupboard housing electric meter and fuse board. A further two cupboards offering great storage. Panel heater and access into the loft.

## **LOUNGE:**

Approx. 11'7 x 18'. With front and rear facing windows and ample room for furnishings. Panel heater.

## **KITCHEN:**

Approx. 14'2 x 6'1. Rear facing window with modern base and wall units, work surfaces incorporating stainless steel sink with mixer tap, free standing electric oven with extractor fan above. Plumbed space for an automatic washing machine and ample space for other appliances.



**BEDROOM 1:**

Approx. 13'2 x 8'6. Overlooking the front this room has shelved and hanging wardrobe space and a panel heater.

**BEDROOM 2:**

Approx. 13'10 x 9'4. Rear facing with shelved airing cupboard housing the water tank and a panel heater.

**BATHROOM:**

Approx. 6'6 x 5'5. A bath with over the bath electric shower and vanity unit incorporating the wash hand basin and WC. finished off with modern tiling , heated towel rail and rear facing window.

**GARDEN:**

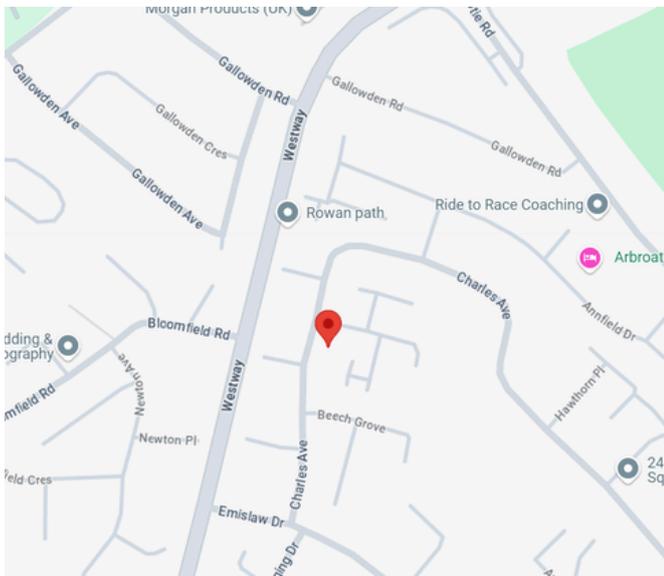
Mutual garden area to the rear.



# Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1216410 / Ref:90859)



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**tspc**

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