

Connelly Yeoman



121 CHARLES AVENUE, ARBROATH, DD11 2HQ

GROUND FLOOR APARTMENT



- Spacious ground floor apartment with neutral decor
- Within a popular residential area close to the town centre
 - Electric Storage Heating and Double Glazing
 - Mutual drying area



OFFERS OVER
£80,000

Property Description

This most impressive, bright and airy one bedroom GROUND FLOOR APARTMENT is ideally situated within a popular residential area close to the town centre and within walking distance to schools and provides generously proportioned accommodation on one level. The property has been well maintained, has neutral decor throughout and enjoys the benefit of electric storage heating, double glazing and ample storage. Comprising of a spacious lounge, dining kitchen, two double bedrooms and shower room. To the rear of the property a mutual paved drying area.

ACCOMMODATION:

HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM.



ENTRANCE HALLWAY:

A communal entrance hallway leads to the front door. The Hallway has two large storage cupboards with shelving and hanging space.

LOUNGE:

Approx. 11'3 x 18'1. A glass panel door leads into this large dual aspect room which has an electric fire set in a wooden mantle and wood effect laminate flooring.

KITCHEN:

Approx. 6' x 14'2. Fitted with a range of high gloss base and wall units with coordinating work surfaces, stainless steel sink with mixer tap, electric oven with 4-burner electric hob and extractor hood above. Plumbed space for washing machine, tumble dryer and space for a fridge/freezer. Space for a small table and chairs.



BEDROOM 1:

Approx. 9'4 x 13'8. Rear facing with wood effect laminate flooring and double wardrobe with shelved and hanging space.

BEDROOM 2:

Approx. 8'8 x 13'3. Another good size room with front facing window and wood effect laminate flooring.

SHOWER ROOM:

Approx. 5'5 x 6'7. A lovely modern room fitted with a 2-piece white suite, a separate shower enclosure houses an electric power shower and fully lined with Wet Wall. Opaque window and wood effect laminate flooring.

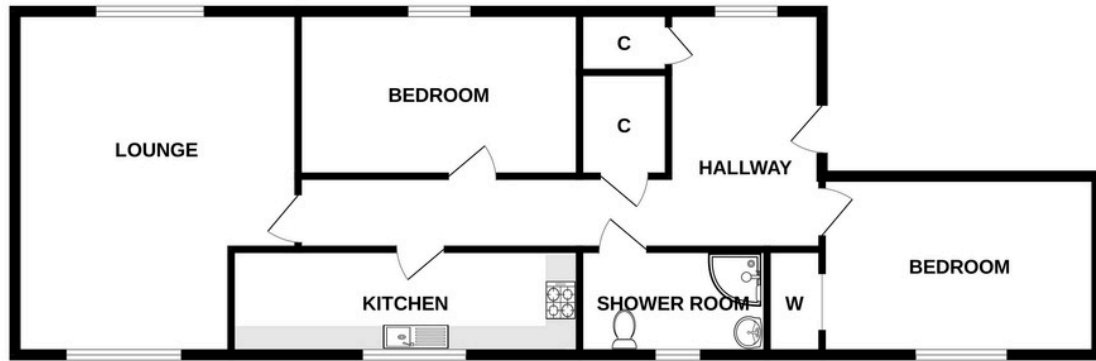
GARDEN:

Communal paved drying area to the rear.

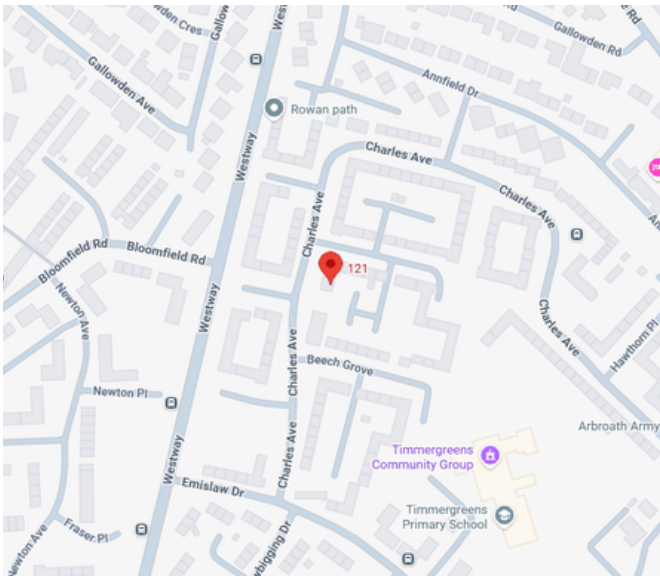


Property Professionals

GROUND FLOOR



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