

Connelly Yeoman



**57 CHARLES AVENUE
ARBROATH DD11 2HF**

GROUND FLOOR FLAT



- Spacious and well proportioned Ground Floor Flat located in a popular residential area
- Close to local shops, primary and secondary schools, Keptie Pond and D&A College Campus
 - Electric Heating, modern Double Glazing, ample storage
- Set back from the main road, with communal drying area to the rear



OFFERS OVER
£55,000

Property Description

Set back from the main road, this GROUND FLOOR FLAT forms part of an attractive building of four similar flatted properties and is ideally situated within a very popular residential area close to local shops (Timmergreens shops are close-by) and within easy reach of the town centre amenities and services, including local primary and secondary schools, Keptie Pond area and the D&A College campus. Whilst now requiring a degree of upgrading and modernisation, the property does offer well proportioned accommodation and has Electric heating and modern Double Glazing. Externally, there is a communal paved area to the rear with clothes drying areas and bin storage.

Overall, this property would make an ideal First Time Buy, investment purchase or downsize property, offering potential for upgrading in order to add value for the future.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA, WALK-IN STORAGE CUPBOARD, SPACIOUS LOUNGE, SHOWER ROOM, KITCHEN, 2 DOUBLE BEDROOMS.

Mutual entrance foyer area leading into the rear of the building, with direct access into the Ground Floor Flat number 57.

ENTRANCE HALL AREA: Front entrance door into a spacious Hall area, where there are two good-sized storage cupboards, one of which is a large, walk-in cupboard with shelving and hanging rail, ideal storage (one cupboard houses the Electric meters and fuse box).

LOUNGE: Approx. 18'2 x 10'10. A bright and spacious Lounge, with both a side-facing window and a front-facing window allowing for lots of natural light into the room; Electric heater.

SHOWER ROOM: Approx. 11'11 x 5'2. Comprising a three piece bathroom suite, with a small bidet; separate shower cubicle with an Electric shower; partial wall tiling and partial wood panelling; a large opaque glazed window allowing for natural light and ventilation.



BEDROOM 1: Approx. 15' x 9'2. Double size Bedroom with a large front-facing window to the front of the property, an open outlook over the grassed area; ample space for bedroom furnishings.

BEDROOM 2: Approx. 11'10 x 9'5. Another good size Bedroom, with a rear-facing window overlooking the communal area to the rear.

KITCHEN: Approx. 11'6 x 8. Base and wall mounted storage units, work surface, tiled splashbacks and stainless steel sink; high-level window; ample space for white goods/appliances.

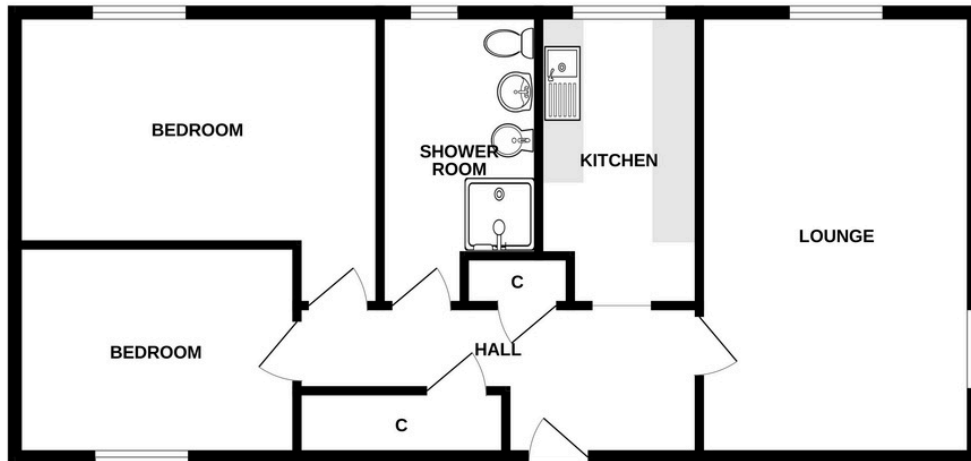
EXTERNALLY: The property is set back from Charles Avenue, with a large open grassed area to the front.

Located to the rear of the building is a large, slabbed area with communal drying areas and bin storage.



Property Professionals

GROUND FLOOR



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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