



82 CHARLES AVENUE, ARBROATH,
DD11 2HF

MID TERRACED VILLA



Key Features

- Spacious mid terraced villa • Within a popular residential area.
 - Presented in immaculate move-in condition.
 - Electric Oil filled heating and Double Glazing.
 - Enclosed good sized rear garden.



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OFFERS OVER

£120,000

Property Description

This is an excellent opportunity to purchase this delightful MID TERRACED VILLA which is situated within a popular residential area ideally placed for all local amenities including shops, supermarkets, primary and secondary schools as well as the A92 dual carriageway giving easy access to many local Angus towns and Dundee. The property is well presented in modern neutral tones with a spacious lounge which could also accommodate a dining area, a modern kitchen, 3 double bedrooms and a modern family bathroom with over the bath shower. The property benefits from modern electric oil filled heating and double glazing with all carpets, flooring, blinds and light fittings included. To the rear is an enclosed, secure garden with lawn. This is a lovely example of a family villa and must be seen to fully appreciate.

ACCOMMODATION:

Lounge with Dining Area, Kitchen, 3 Bedroom & Bathroom

ENTRANCE HALLWAY:

Access is via a substantial double glazed door into a spacious front facing hallway with laminate flooring and the stairway leads to the upper floor accommodation. Window.

LOUNGE WITH DINING AREA:

Approx. 17'10" x 11'. Double aspect lounge with ample space for dining table and chairs if required. Fresh and neutral decor. Corniced ceiling.

KITCHEN:

Approx. 11' 2" x 10'9" (at the widest). The kitchen has a window overlooking the rear garden and is fitted with modern wall and base units in grey with coordinating wood work surfaces. Laminate flooring continues from the hallway. There is an electric oven, induction hob with extractor hood above, space for an automatic washing machine, fridge freezer and breakfasting table & chairs. A lovely feature is the rustic red brick splashback. There is the benefit of an integrated dishwasher. A large under stair cupboard provides added storage and a door leads out.



UPPER HALLWAY:

A rear facing window, a cupboard housing the hot water tank, a second shelved linen cupboard, access via a Ramsay style ladder into the loft which is floored and has power/light.

BEDROOM 1:

Approx. 12'6" x 9'8". A spacious front facing double bedroom with built in double wardrobes with mirrored sliding doors. Corniced ceiling.

BEDROOM 2:

Approx. 11'2" x 8'7". Another generous size bedroom with front facing window and more built in wardrobes with mirrored sliding doors. Corniced ceiling.

BEDROOM 3:

Approx. 9'3" x 7'8". A good sized rear facing bedroom overlooking the garden.

BATHROOM:

Approx. 9'5 x 5'5. A modern, rear facing bathroom fitted with a 3 piece white suite with a high gloss, slate grey vanity unit under the wash hand basin and contemporary wet wall around the bath. Shower unit over the bath with curved glass screen. Grey wood effect flooring.



Property Professionals

GROUND FLOOR
37.5 sq.m. approx.

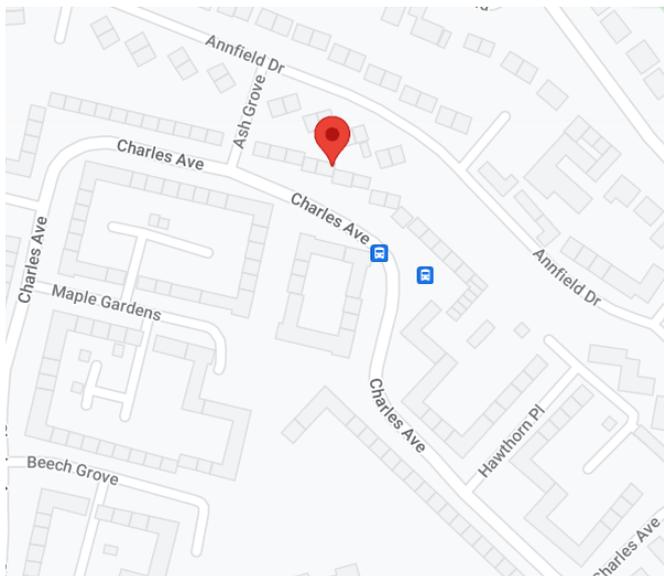


1ST FLOOR
45.8 sq.m. approx.



TOTAL FLOOR AREA : 83.3 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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