



**101 CHARLES AVENUE
ARBROATH DD11 2HG**

FIRST FLOOR FLAT



- Spacious and exceptionally well presented First Floor Flat
- Ideally located in a popular residential area close to local shops, Keptie Pond, D&A College
- Modern Electric Heating System, Double Glazing, modern and stylish internal fittings and finishes
- Set back off the road enjoying a “leafy” position, with communal drying area to the rear



OFFERS OVER
£85,000

Property Description

This is an extremely well presented and refurbished FIRST FLOOR FLAT which forms part of an attractive building of four similar flatted dwellings 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, including local primary and secondary schools which are close-by, together with Keptie Pond nature walk and the D&A College campus. The current owner of the property has completely refurbished the property, which now boasts modern and stylish fittings and fixtures, tasteful neutral decor and colour tones, together with replacement internal oak veneer doors and quality fitted wood flooring. There are also the benefits of a modern Electric heating system and Double glazing. Externally, the property sits back from the main road, enjoying a “leafy” outlook with a grass area and mature trees. To the rear of the building is a communal drying area. This is a beautifully presented Flat and early viewing is highly recommended to appreciate the internal finishings.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA & HALLWAY, BEDROOM 2, MAIN BEDROOM WITH WALK-IN DRESSING ROOM & VANITY AREA, BATHROOM, KITCHEN, OPEN PLAN LOUNGE & DINING AREA.

Mutual entrance foyer area leading into the side of the building, with a mutual internal stairwell leading to up number 101.

ENTRANCE HALL AREA & HALLWAY: Entrance door into a spacious Hall area, which has a large built-in storage cupboard; feature accoustic slatted wall panelling in the Hallway. Modern neutral decoration and replacement internal oak wood veneer doors making for a stylish finish. Quality fitted wood flooring which is continued through the property. Access from the Hallway to the Bedrooms, Dressing Room, Kitchen and Lounge.

BEDROOM 2: Approx. 14'4 x 9'4. A bright and spacious Bedroom, with large rear-facing window allowing for lots of natural light.

DRESSING AREA / WALK-IN WARDROBE: Approx. 8'6 x 8'3. An L-shaped area which has been fitted out beautifully, with fitted shelving, wardrobe space and a vanity area; a window allows ample natural light. A door from here leads through into the main Bedroom.

BEDROOM 1: Approx. 13'2 x 8'8. Accessed from both the Hallway and the Dressing Room, the main Bedroom is a good size and boasts neutral decor. A rear-facing window allows for ample natural light.



BATHROOM: Approx. 6'5 x 5'7. Comprising a three piece white bathroom suite with the wash-hand basin and WC., set within white vanity units, shower unit over the bath with fitted glass shower screen; tiled-effect wet wall panel finish; fitted display shelving; chrome wall mounted towel rail.

KITCHEN: Approx. 14'3 x 6'2. The Kitchen is fitted with a good range of modern base and wall mounted units in a white high gloss finish with a shiny marble-effect work surfaces; grey brick-effect tiled splashbacks; ample space for white goods; with a large rear-facing window.

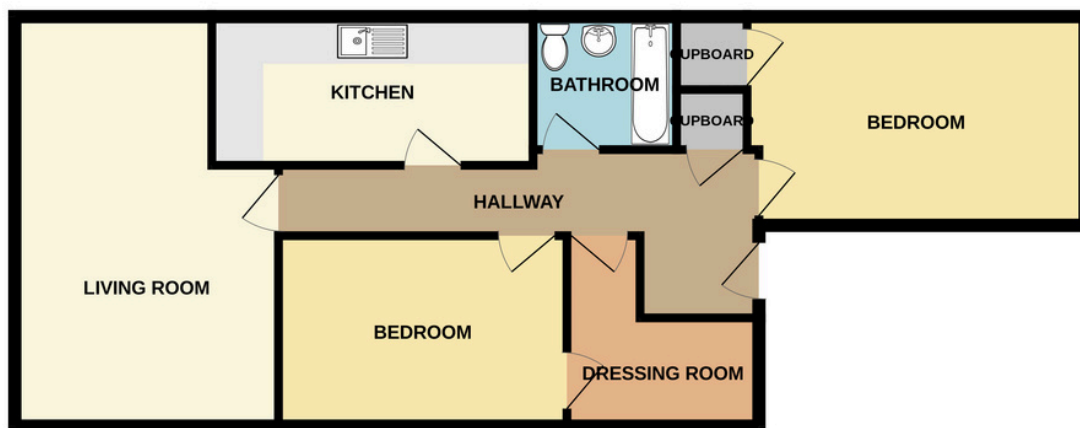
OPEN PLAN LOUNGE & DINING AREA: Approx. 18'3 x 11'8. Oak wood veneer internal door with a glazed panel entering into the Lounge a bright and beautifully presented room, with double aspect windows allowing for ample natural light; neutral tonal colourways and a feature wall which has dark sage green border wall; ceiling coving. Ample space for a dining table and chairs.

EXTERNALLY: The property is set back from the main road, with an open grassed area to the front and side of the building, together with mature trees. Located to the rear of the building is a large, communal drying area and bin storage.



Property Professionals

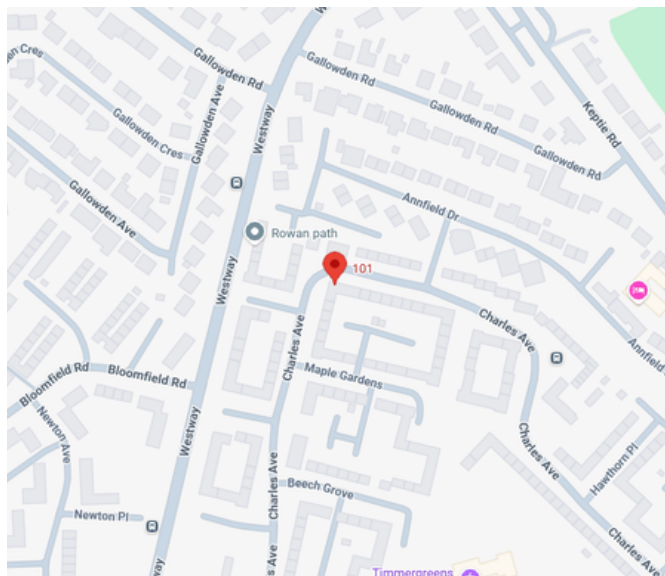
FIRST FLOOR



TOTAL FLOOR AREA : 732sq.ft. (68.0 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.

Made with Metropix ©2026



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA