Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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49 Charles Avenue, Arbroath, DD11 2HF

- End Terraced Villa
- Hallway
- Lounge
- Kitchen
- Bathroom
- 2 Double Bedrooms
- Electric Heating
- Double Glazing, EPC G
- Garden
- Close to all Amenities

Offers over £90,000

This spacious end-terraced villa is situated in a popular residential location within convenient distance of the town centre, local shops and Timmergreens Primary School. Arbroath offers a broad cross section of social, leisure and consumer facilities including Railway Station, secondary schooling, major supermarkets and provides convenient access to the Dundee/Aberdeen A92 which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and benefits from electric heating and double glazing. Whilst the property requires a degree of some cosmetic upgrading this affords the purchaser an ideal opportunity to obtain a spacious family home in a convenient and sought after location.

There is an enclosed rear garden with gate access to side.

Entrance Hallway: Spacious hallway with double glazed window to front, staircase to upper floor accommodation, under stair storage cupboard.

Lounge: Approx. 3.35m x 5.5m. Spacious public room with double glazed windows to front and rear.





Kitchen: Approx. 3.3m x 3.25m. Fitted with a range of floor, wall and drawer units. Fully tiled. One and a half sink and drainer. Double glazed window and exterior door to rear. Shelved under stair storage cupboard.

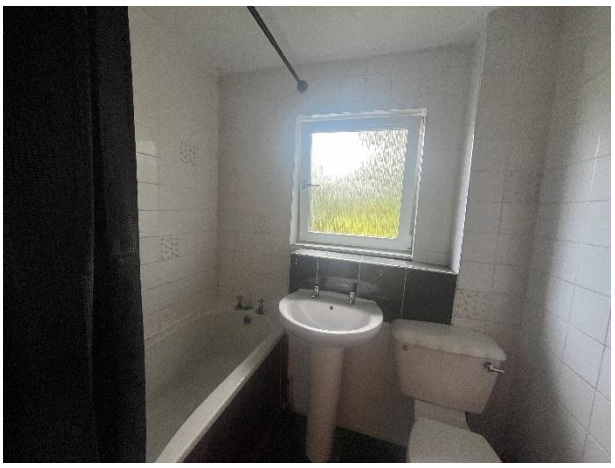




Upper floor accommodation

Upper floor landing: Double glazed window to side, hatch to loft space.

Bathroom: Approx. 1.95m x 1.95m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Tiled. Double glazed frosted window to rear.









Bedroom 1: Approx. 4.6m x 2.8m. Double bedroom with double glazed window to front.

Bedroom 2: Approx. 4m x 2.65m. Double bedroom with double glazed window to rear. Fitted cupboard housing hot water tank and recessed shelved storage.

Boxroom: Approx. 1.86m x 1.96m (at widest).

Outside: Canopy to front. Enclosed rear garden.

Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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