



Thorntons 
The right way to move

190 Charles Avenue, Arbroath,
Angus DD11 2HA





Summary

Well-presented terraced villa, situated in the highly sought-after Charles Avenue, which comprises: entrance hallway, spacious dual aspect lounge, kitchen/dining, shower room with wet-wall fittings, two double bedrooms and a further box room. The comprehensive list of attributes includes double glazing, electric heating, attic and ample storage throughout the property. Externally, the property benefits from private front and rear gardens with vehicular needs catered for with a garage and plenty of on-street parking.

Features

- Terraced Villa
- Popular Residential Area
- Lounge
- Kitchen/Dining
- Two Bedrooms; Box Room
- Shower Room
- Electric Heating; DG; EPC - D
- Private Gardens
- Council Tax Band B

Room Measurements

Lounge: 18' 2" x 10' 6" (5.54m x 3.20m)

Kitchen/Dining: 13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom: 21' 1" x 14' 4" (6.43m x 4.37m)

Bedroom: 15' 4" x 9' 2" (4.67m x 2.79m)

Office/Study: 6' 3" x 6' 2" (1.91m x 1.88m)

Shower Room: 6' 4" x 5' 6" (1.93m x 1.68m)



Ideally positioned, the property offers excellent access to a range of local amenities including shops, schools, public transport and recreational facilities.





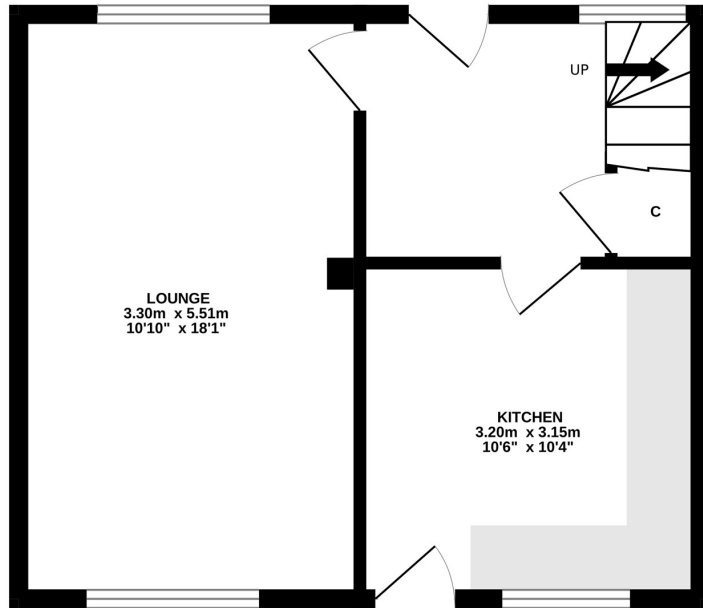


This property will appeal to a number of buyers and
early viewing is highly recommended.

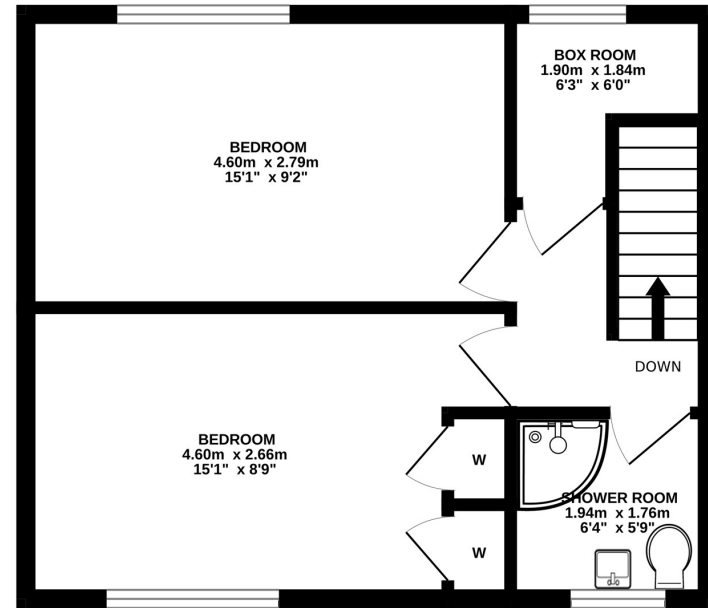


Floorplan

GROUND FLOOR



1ST 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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