



**Thorntons**  
The right way to move

109 Charles Avenue, Arbroath,  
Angus DD11 2HG

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## Summary

Well-presented terraced villa situated within a highly sought after residential location. The property comprises: entrance hallway, spacious lounge, shower room with wet-wall fittings, conservatory with door to garden, two double bedrooms with the master benefitting from integrated storage. Attributes include double glazing, electric heating, solar panels and ample storage throughout the property. Externally, the property benefits from private front and rear garden with vehicular needs catered for with a garage and plenty of on-street parking.

## Features

- Terraced Villa
- Popular Residential Location
- Lounge
- Conservatory
- Kitchen/ Dining
- 2 Bedrooms
- Shower Room
- Elect Heating; DG; EPC - D
- Gardens, Garage & Solar Panels
- Council Tax Band B

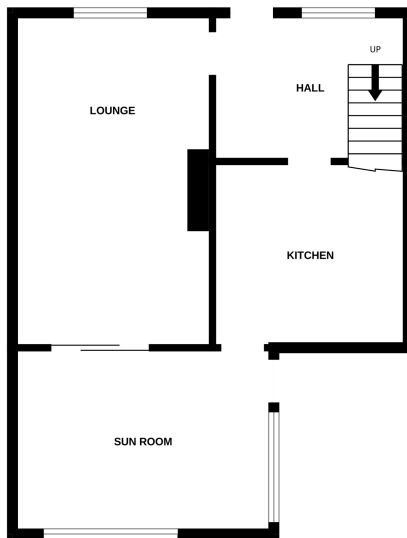
## Room Measurements

Lounge: 18' 3" x 10' 8" (5.56m x 3.25m)  
Kitchen/Dining: 13' 5" x 10' 4" (4.09m x 3.15m)  
Conservatory: 13' 3" x 11' 2" (4.04m x 3.40m)  
Shower Room: 6' 4" x 6' 4" (1.93m x 1.93m)  
Bedroom : 15' 3" x 8' 8" (4.65m x 2.64m)  
Bedroom: 13' 6" x 9' 1" (4.11m x 2.77m)

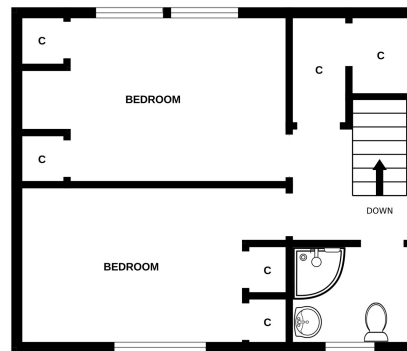


# Floorplan

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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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