



119 Charles Avenue

| Arbroath | DD11 2HQ

**Thorntons**   
*Let's get a move on!*



Located in a quiet residential area of Arbroath, this first floor (top) flat would make an ideal investment purchase or first time buy. The property does require a degree of modernisation although has been well maintained by the current owner.

Plentiful amenity can be found near-by including local shopping and a regular bus route around the town.



Accessed via well tended communal halls via a secure entry phone system the property enjoys a spacious layout comprising lounge with dining area, kitchen fitted with a range of wall and base units and a useful pantry cupboard off, two excellent sized double bedrooms and family bathroom fitted with shower over bath. The property enjoys plentiful storage with a number of deep cupboards and loft access located off the main reception hall.

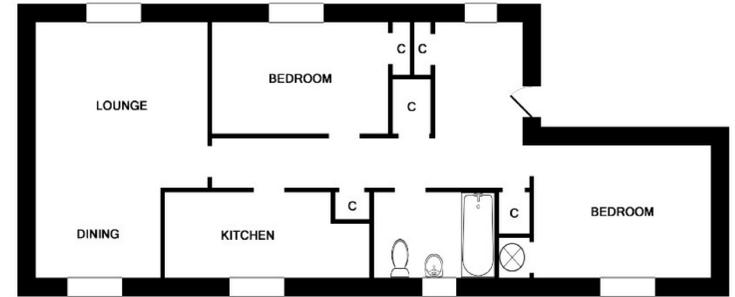
Practical benefits include electric heating and double glazing.

Externally the property is positioned within well maintained gardens, residents benefiting from a shared clothes drying area. On street parking is available and is plentiful.

EPC: D



- First (top) floor flat
- Spacious accommodation
- Two double bedrooms
- Kitchen
- Family bathroom
- DG & Electric Heating
- Security Entry
- Popular area
- EPC: D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Lounge/Dining	18'3 x 11'10 5.56m x 3.61m
Kitchen	14'1 x 6'1 4.29m x 1.85m
Bedroom	13'2 x 8'6 4.01m x 2.59m
Bedroom	14'5 x 9'4 4.39m x 2.84m
Bathroom	6'5 x 5'6 1.96m x 1.68m



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T: 01241 876633

E: [arbroath@thorntons-law.co.uk](mailto:arbroath@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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