

Simple Approach



**115 Seaview Avenue, Arbroath
Angus DD11 5FN**

Offers over £169,995

Simple Approach are pleased to welcome this beautifully presented park home on Seaview Avenue to the residential sales market. This stunning home comes to the market in pristine move in condition throughout and offers spacious accommodation set across one accessible floor. Comprising of; a stunning open plan kitchen / lounge with ample space for dining, a useful utility room, two generous bedrooms with a master ensuite and a further chic bathroom. This home greatly benefits from sought after features such as gas central heating, double glazing, its own private decking and a private monoblock driveway. The park home also has a telephone contacted and WIFI with a strong signal. The park itself it a modern development made up of many bespoke park home lodges all designed with great contemporary style, sophisticated, elegant finishes and modern interior throughout. You do not want to miss out on this opportunity of peaceful living without compromising being close to all local amenities nearby. Viewing is essential to appreciate the overall space and excellent location on offer here at Seaview Avenue, Seaton Park.

Utility

8'1" x 5'2" (2.47 x 1.59)

Lounge / Kitchen

23'9" x 19'5" (7.25 x 5.92)

Bathroom

6'8" x 6'9" (2.05 x 2.07)

Bedroom

9'6" x 10'3" (2.91 x 3.14)

Bedroom

9'6" x 8'6" (2.92 x 2.61)

Ensuite

5'10" x 5'4" (1.78 x 1.64)






- Beautifully Presented Park Home
- Stylish Accommodation Throughout
- Gas Central Heating & Double Glazing
- Telephone & Wifi Connected
- Two Generous Bedrooms (Master Ensuite)
- Sizeable Private Driveway
- Ground Rent £215pcm
- Contemporary Open Plan Kitchen / Lounge
- Private Decking
- Highly Sought After Location & Stunning Surroundings





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 