



**ROSIE FRASER**

Real Estate



## 53 Oak Avenue

Seaton Estate, Arbroath, DD11 5SE

Offers over £30,000



Rosie Fraser Real Estate is delighted to present this fabulous two-bedroom park home.



This park home offers an ideal opportunity for those looking to downsize, retire, or enjoy a fantastic holiday home.

Please note, this sale is for the park home itself and not the plot it is currently situated on. The property will require to be relocated to a new site by the purchaser.

The bright and spacious open-plan living area comprises a large seating area with plenty of under-seat storage, along with a pull-out bed.

The kitchen is well equipped with appliances such as a double oven, fridge freezer, and microwave. There is also a built-in dining table, ideal for enjoying a morning coffee or meal.

The master bedroom is a large double, featuring a stylish walk-in wardrobe, space for additional furnishings, and a W/C for added convenience.

The second bedroom is an ideal twin room and could accommodate a double bed if desired. A built-in wardrobe is also provided.

The modern bathroom comprises a large walk-in shower, toilet, hand wash basin, and heated towel rail.

The property benefits from gas central heating and double-glazed windows throughout.

The decking can be included and packed for reuse if required.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.