



ROSIE FRASER

Real Estate



114 Seaview Avenue

Seaton Estate, Arbroath, DD11 5FN

Offers in the region of £135,000



Rosie Fraser Real Estate are delighted to market pristine two-bedroom detached park home situated in the sought-after Seaton Park.



This park home with furniture included, is a fully residential 12-month plot. Seaton Park is nestled within 80 acres of picturesque woodland and provides a serene and private environment with panoramic sea views. It also offers an on-site Clubhouse with regular entertainment, restaurant, café and bar.

The accommodation comprises of: - open-plan lounge/dining layout with a large French door and a large canted type window which allows natural light to flood the room and leads to the decked seating area. The lounge also contains a double sofa bed thereby allowing accommodation for six.

The kitchen is finished to a high standard and well equipped with a double door pantry, integrated appliances including a fridge, freezer, four burner gas stove and oven, microwave, dishwasher, and generous storage. There is also a large broom/cloakroom situated off the entrance hall containing the combi gas boiler and a washing machine.

The master bedroom is a generous double room with fitted wardrobes and an en-suite bathroom with a large rainfall shower.

Bedroom two provides ample space for guests or family members complete with walk in fitted wardrobes.

The family three-piece bathroom is sleek fully wet walled and has shower over the bath.

The property also benefits from piped in gas central heating and double glazing throughout.

Externally there is private parking for two cars. There is also a private garden complete with a large garden shed which is ideal for potting. Finally, there is a decked seating area which wraps around the property making it the ideal space for sitting enjoying the sun, BBQs or entertaining friends and family.

Conveniently located near Arbroath, with access to stunning coastlines, hiking trails, and local attractions while maintaining a peaceful and secluded environment.

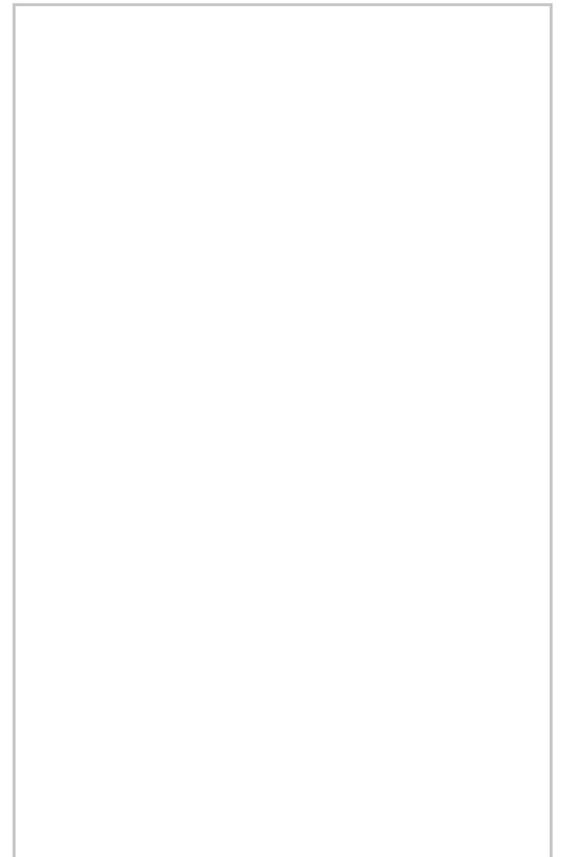
There is also a public bus service to and from the estate into Arbroath town centre.

The property is a residential property and can be lived in all year round.

Area Map



Floor Plans



Energy Efficiency Graph

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 	

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