



53 Oak Avenue

Seaton Estate, Arbroath, DD11 5SE

Fixed asking price £15,000



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.

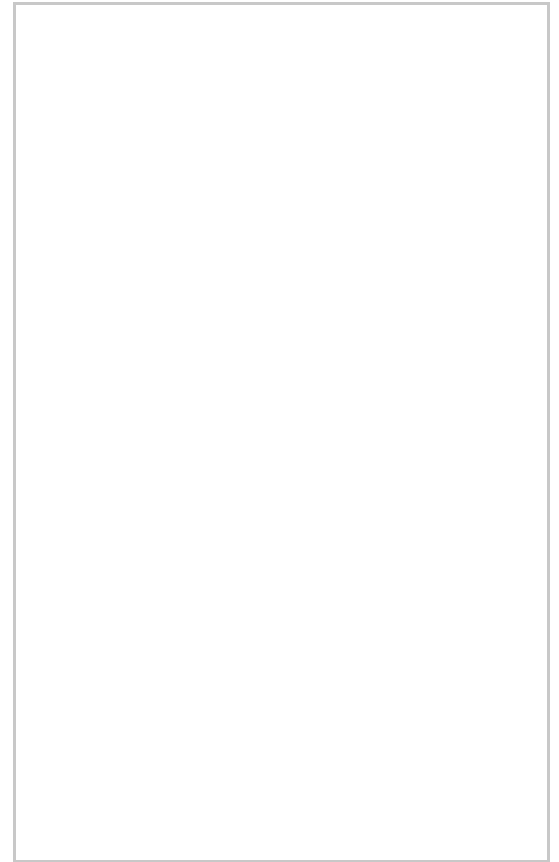
The property benefits from gas central heating and double-glazed windows throughout.

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) 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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