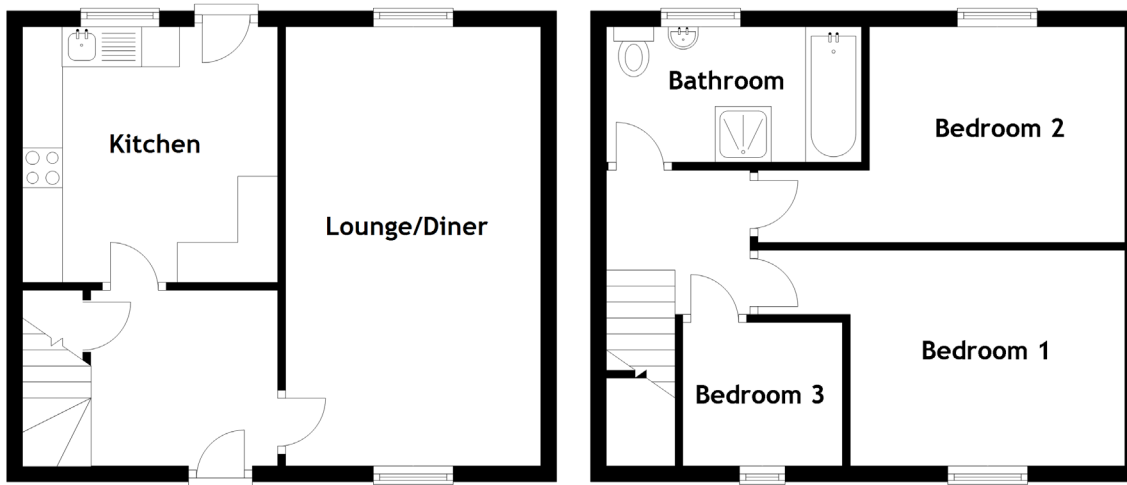


9 Charles Avenue

ARBROATH, DD11 2EZ



Approximate Dimension
(Taken from the widest point)

Lounge/Diner	5.50m (18'1") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.20m (10'6")
Bedroom 1	4.60m (15'1") x 2.80m (9'2")
Bedroom 2	4.60m (15'1") x 2.70m (8'10")
Bedroom 3	2.00m (6'7") x 1.80m (5'11")
Bathroom	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m²): 71m²

EPC Rating: E