

MILLER GERRARD

Solicitors and Estate Agents



11 CALTON STREET, COUPAR ANGUS, PH13 9BJ

A FABULOUS OPPORTUNITY TO PURCHASE THIS TWO BED GROUND FLOOR APARTMENT WHICH IS IDEALLY LOCATED IN A QUIET RESIDENTIAL AREA OF COUPAR ANGUS, PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.

- LIVING ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- ELECTRIC STORAGE HEATING
- EPC RATING 'F'
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £60,000

OFFERS OVER £60,000

Miller Gerrard are delighted to bring to the market this spacious two bed ground floor apartment. Ideally located in a quiet residential area of Coupar Angus, providing easy access to all local amenities.

The property comprises entrance hallway, living room, kitchen, two double bedrooms and shower room.

The property benefits from double glazing, electric storage heating and private garden.

The property is accessed via the front UPVC half glazed door into the carpeted hallway, giving access to all rooms.

Living Room: Spacious, bright living room with dual aspect windows, fitted carpet, open brick feature wall, with tiled hearth and electric fire. Access door to one of the double bedrooms is also off the living room.

Kitchen: Fitted floor and wall mounted cabinets with contrasting worktops, stainless steel sink with tiled splash back, electric hob with oven below and extractor above, space for fridge freezer and washing machine.

Bedroom One: Spacious double bedroom with fitted carpeted and window overlooking the garden area.

Bedroom Two: Spacious double bedroom with fitted carpet and window to the front of the property.

Shower Room: Comprising WC, wash hand basin, free standing shower cubicle with wet wall around, extractor fan, heated towel rail and tiled floor.

Externally: There is a walled private garden laid to lawn with hedgerow at the back.

This property would make an ideal buy to let investment, first time buy, holiday let or a delightful home and must be seen to be fully appreciated.

The country town of Coupar Angus lies approximately 4 miles from Blairgowrie and is conveniently situated around 30 minutes by car of the cities of Perth & Dundee, with their onward rail and motorway connections. Local amenities in Coupar Angus include individual shops, supermarkets, a primary school, health centre, dental surgery and library. There are thriving sports clubs, many cultural organisations and several golf courses all within a short drive. The town is in the course of an exciting regeneration programme, with many high quality building improvements being made to the central area.





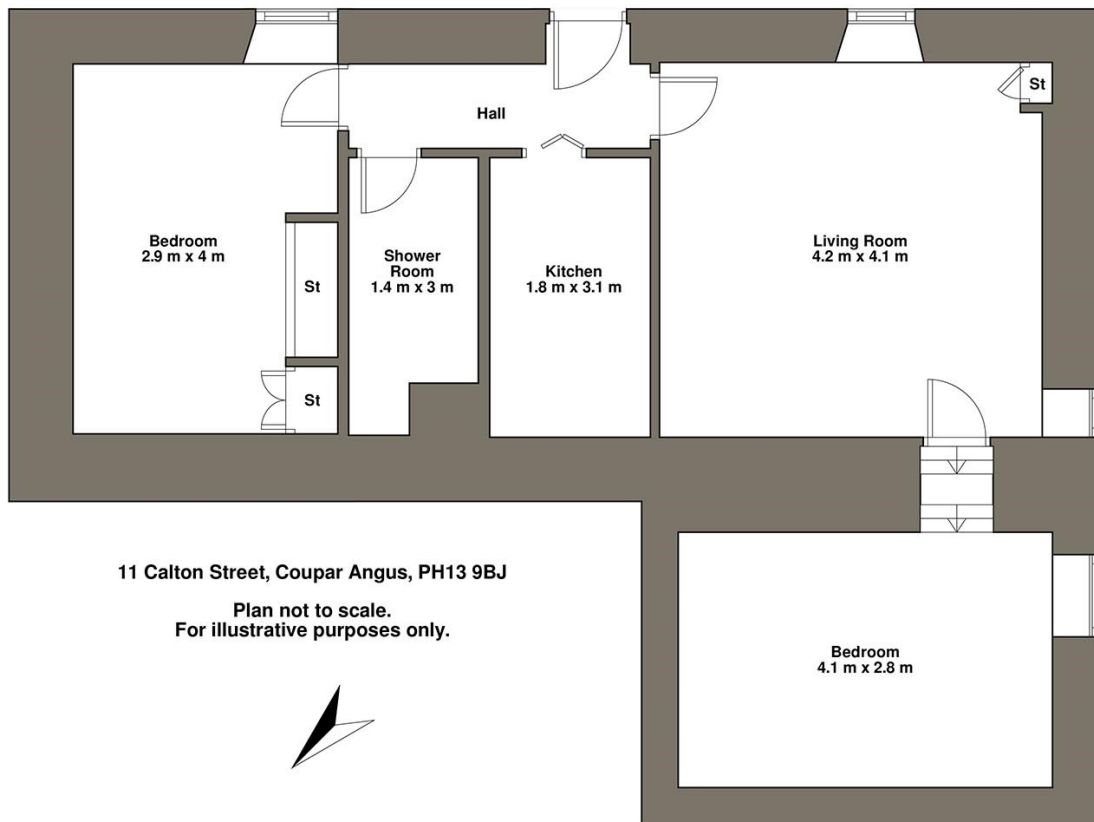








FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.20 X 4.10	KITCHEN	3.10 1.80
BEDROOM	4.10 X 2.80	BEDROOM	2.90 X 4.10
SHOWER ROOM	1.40 X 3.0		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE