

MILLER GERRARD

Solicitors and Estate Agents



TO LET

3 CAMPBELL STREET, COUPAR ANGUS, PH13 9BW

A SPACIOUS TWO BED SEMI-DETACHED VILLA, IDEALLY LOCATED CLOSE TO ALL LOCAL AMENITIES.

- ENTRANCE HALLWAY
- DINING ROOM
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- COMMUNAL GARDEN
- EPC 'C'
- KITCHEN
- LIVING ROOM
- BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- LANDLORD REGISTRATION NUMBER 512420/340/17112

£750 PCM + COUNCIL TAX & UTILITIES

Miller Gerrard are delighted to bring to the rental market this unfurnished two bed semi-detached villa, ideally located close to all local amenities.

Entrance hallway provides access to all the accommodation. The kitchen has a range of floor fitted and wall mounted cabinets with electric hob and oven below, space for washing machine with breakfast bar and back door leading to the communal garden. The dining room is accessed off the living room and is a bright and spacious room with window overlooking the garden. The living room is located at the front of the property with laminate flooring and large picture window. Upstairs there are two double bedrooms, both with built-in wardrobes and the family bathroom comprising bath with shower over, WC and wash hand basin.

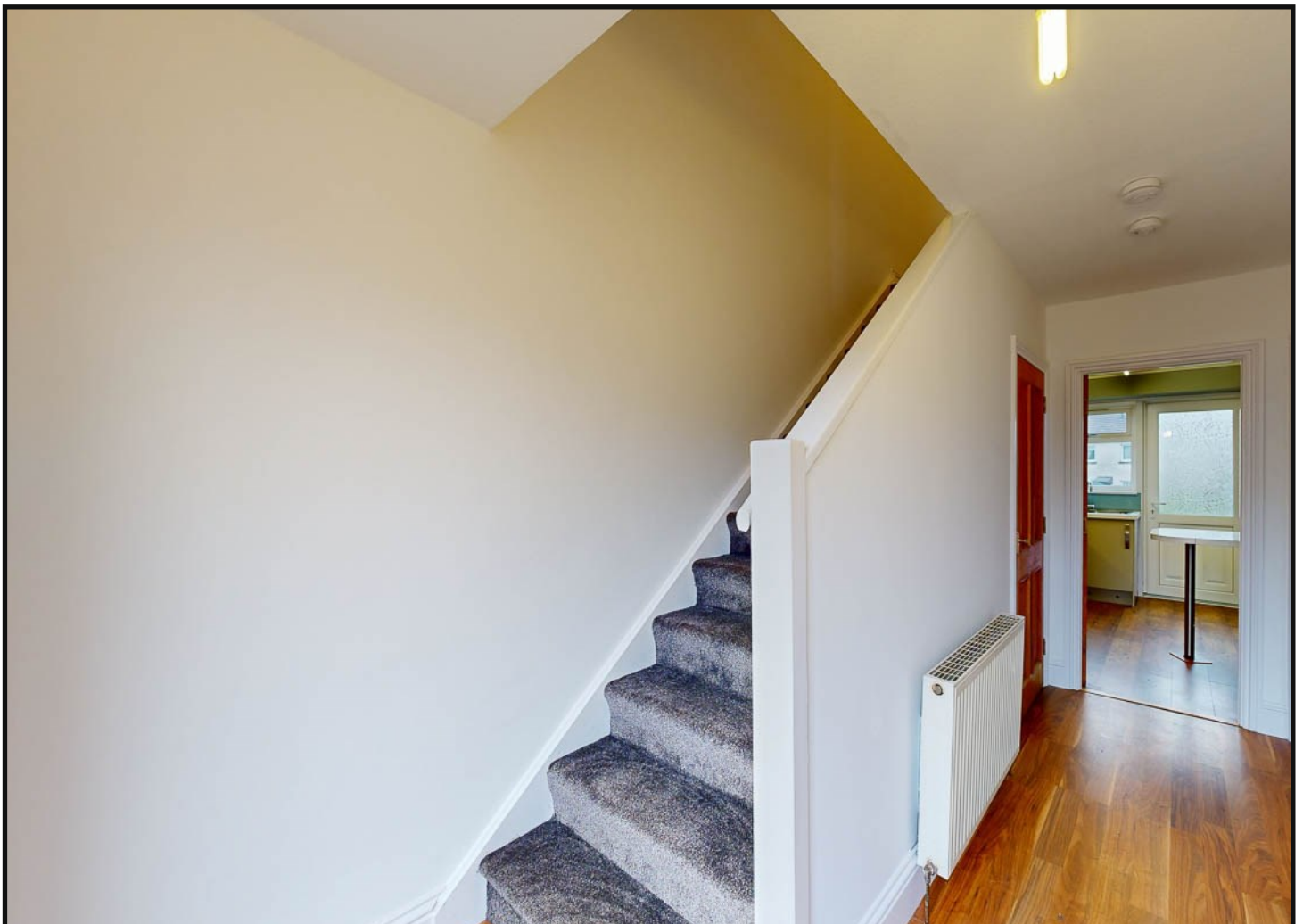
The property benefits from gas central heating and double glazing. Externally there is on street parking to the front of the property and a communal garden at the rear.

The rent is £750 per calendar month, payable monthly in advance by standing order. A returnable deposit of £750 will be required. In addition, the Tenant will be responsible for Council Tax (Band B) and payment for gas, electricity and other services.

Landlord Registration Number: **512420/340/17112**

Deposit: £750

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.













This Private Residential Tenancy will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises (including the garden) clean and tidy.
- The Lease must not be assigned, the house sub-let nor lodgers kept.
- No trade is to be carried on in the house.
- No pets shall be kept except those permitted in writing by the Landlord. The Landlord may withdraw permission at any time without giving any reason.

The rent is £750 per calendar month payable monthly in advance by standing order. A returnable deposit of £750 will be required. In addition the Tenant will be responsible for Council Tax (Band 'B') and payment for gas, electricity, telephone and other services.

References will be required, and it is to be noted that there is no smoking permitted within the property and no pets.

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TO VIEW

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

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