

MILLER GERRARD

Solicitors and Estate Agents



NEWRAY COTTAGE, DUNDEE ROAD, COUPAR ANGUS PH13 9HB

A DELIGHTFUL WELL PRESENTED TWO BED DETACHED BUNGALOW, SET IN EXTENSIVE GARDEN GROUNDS WITH DELIGHTFUL OPEN VIEWS OF THE SURROUNDING COUNTRYSIDE.

- PORCH
- LIVING ROOM
- SHOWER ROOM
- SINGLE GARAGE AND DRIVEWAY
- GREENHOUSE & SUMMER HOUSE
- DOUBLE GLAZING
- COUNCIL TAX BAND 'D'
- HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- GARDENS AND GARDEN SHED
- OIL FIRED CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £190,000

OFFERS OVER £ 190,000

Miller Gerrard are delighted to bring Newray Cottage to the market, a charming two bed detached cottage, set in sizeable garden grounds with enviable and uninterrupted views of the surrounding rural countryside.

Comprising entrance porch, hallway, living room, kitchen with rear hallway off, a shower room and two double bedrooms.

The property benefits from oil fired central heating and double glazing, with a driveway providing off road parking and a single garage.

A glazed front door brings you into the porch area with door to the hallway, the loft which is accessed via a Ramsay style ladder, and a large hall cupboard.

Living Room: A spacious room with large picture window to the rear with storage below, providing the owner with the opportunity to enjoy the outstanding open countryside views. There is a large open fire with tiled hearth, stone surround and wooden mantle, coving, a recessed shelf, and a built in glazed fronted display cabinet with shelving.

Kitchen: A bright room with window to the garden, fitted with floor standing kitchen cabinets, a large over head storage cupboard, shelved walk-in larder cupboard, and a stainless steel sink. There is vinyl flooring, and space for a free standing cooker, washing machine and an under counter fridge.

Shower Room: Fitted with Wetwall, bathroom ceiling cladding and spotlights, this is a good sized room which includes a large corner shower, wash hand basin, WC, window, extractor, two bathroom cabinets and vinyl flooring.

Double Bedrooms 1 and 2: Both with windows fitted with blinds and large storage cupboards for clothes hanging.

The rear hallway is off the kitchen and includes a large storage cupboard with a door providing direct access to the driveway and garden grounds.

There is a single garage with power and lighting which is accessed from the main road via iron gates and a gravel driveway with inlaid paving.

The property sits in approximately 0.2 acres of level and manageable garden ground, it is surrounded by hedging and includes a large area of lawn with well defined border areas and mature planting throughout. There is a large green house which benefits from a power supply, a well positioned summer house and a garden shed. A small low lying burn runs along the back of the garden.

A masonry wall bounds the front of the property, with a lawn to the front and side, and a pathway to the front door.

This delightful property sits only a few minutes drive from the charming village of Kettins with its many walking, running and cycling routes, Parish Community Council and primary school. The larger town of Coupar Angus is also a few minutes drive where there is a wide range of amenities including a primary school, health centre, small supermarket, post office and fuel station.

Newray Cottage must be seen to be fully appreciated and will appeal to many, including the first time buyer, those wishing to down size or for purchase as a buy to let.







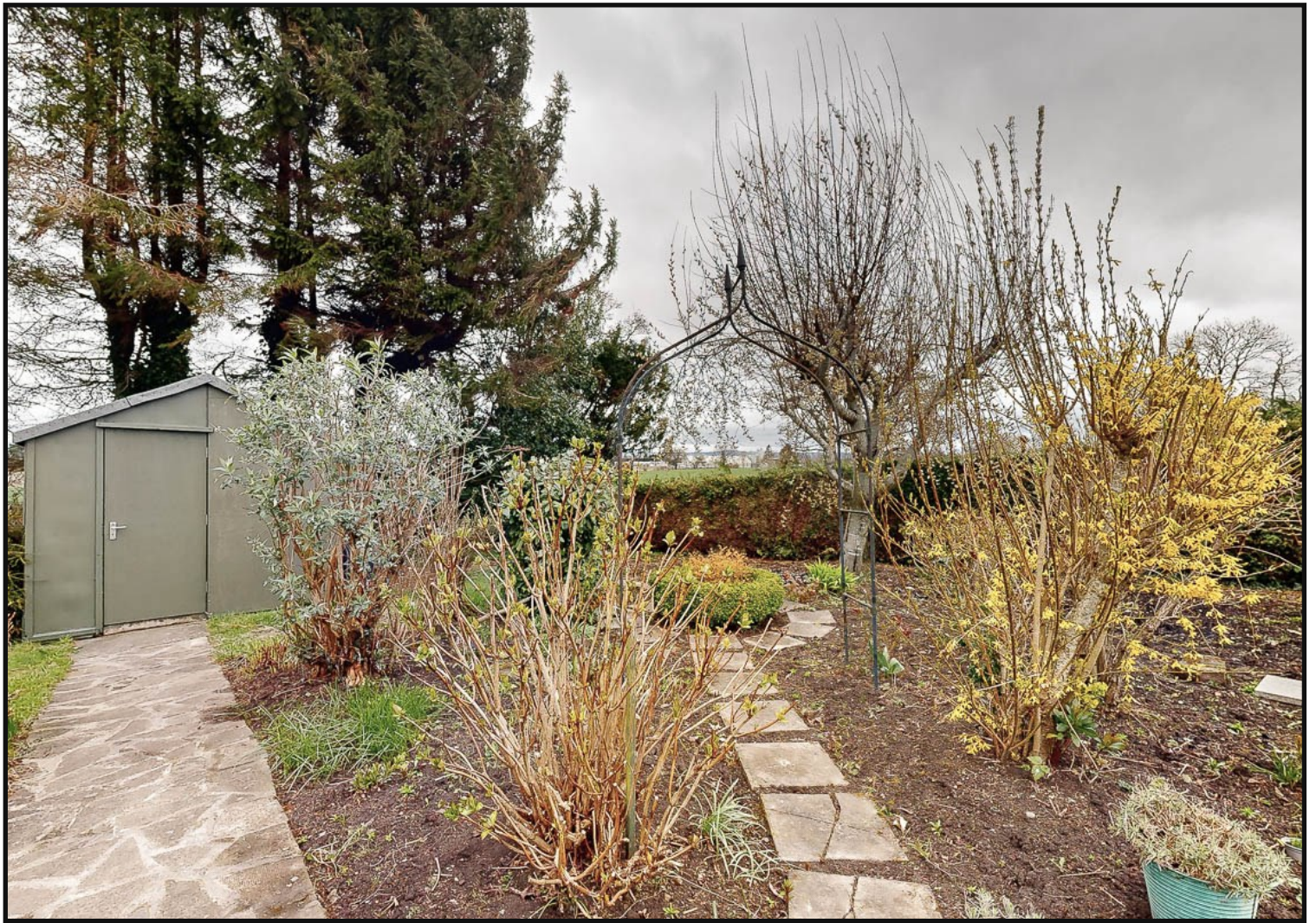




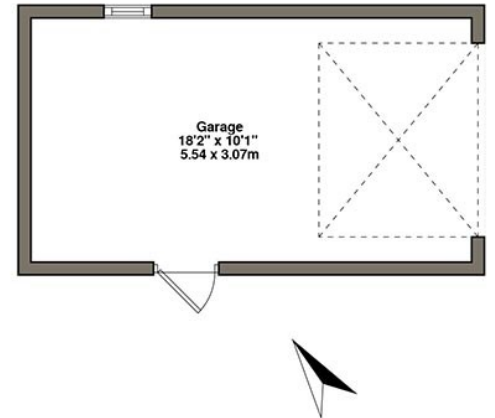
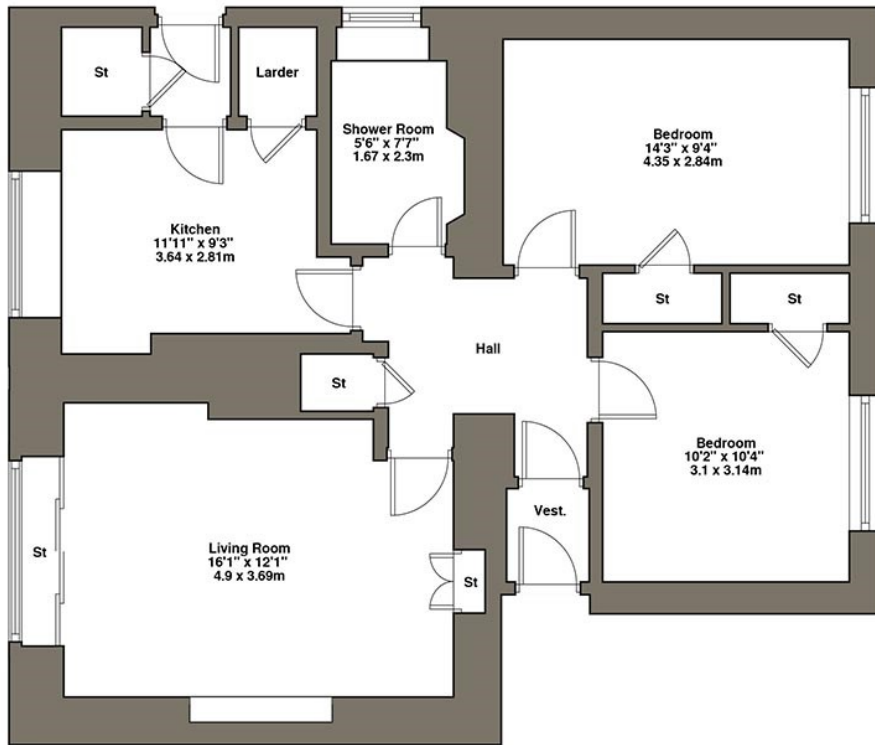








FLOOR PLAN



Newray Cottage, Dundee Road, Coupar Angus, PH13 9HB

Plan not to scale.
For illustrative purposes only.

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	4.90 X 3.69	KITCHEN	3.64 X 2.81
SHOWER ROOM	2.30 X 1.67	BED 1 (LHS FACING)	3.14 X 3.10
BED 2 (RHS FACING)	4.35 X 2.84	GARAGE	5.54 X 3.07

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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

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