

MILLER GERRARD

Solicitors and Estate Agents



2 GRAMPIAN VIEW, COUPAR ANGUS, PH13 9EW

A THREE BEDROOMED, DETACHED BUNGALOW LOCATED IN A QUIET RESIDENTIAL AREA OF COUPAR ANGUS.

- ENTRANCE VESTIBULE
- BREAKFASTING KITCHEN
- TWO BEDROOMS
- GARAGE AND DRIVEWAY
- SUMMER HOUSE WITH DECKING
- GAS CENTRAL HEATING
- EPC BAND 'D'
- LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LARGE FRONT AND REAR GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'E'
- HOME REPORT VALUE £230,000

OFFERS OVER £230,000

Miller Gerrard are delighted to bring to the market this three bedroomed, detached bungalow with garage and large gardens, situated in a quiet, residential area of Coupar Angus. This property will appeal to a number of buyers and early viewing is highly recommended.

Entrance Hallway: Double glazed front door lead to the entrance vestibule and hallway. The hallway provides access to all accommodation within, with laminate flooring, large storage cupboard, coving and access hatch to floored and insulated attic.

Living Room: To the front of the property with picture windows, coving and carpet.

Kitchen: Fitted with base and wall mounted units, feature tiled backsplash, electric cooker with extractor above, under counter white goods, free standing fridge/freezer, dining table and chairs, large linen cupboard, spot lighting and picture windows to the rear. Door to side leads to rear garden.

Bedroom One with En-suite: Facing front garden with built in wardrobes, front facing windows, coving and carpet. En-suite is tiled to ceiling with paneling below, hand wash basin, WC, spot lighting, mirror, extractor fan and carpet.

Bedroom Two: Located to rear, single rear window, built in wardrobes, carpet and coving.

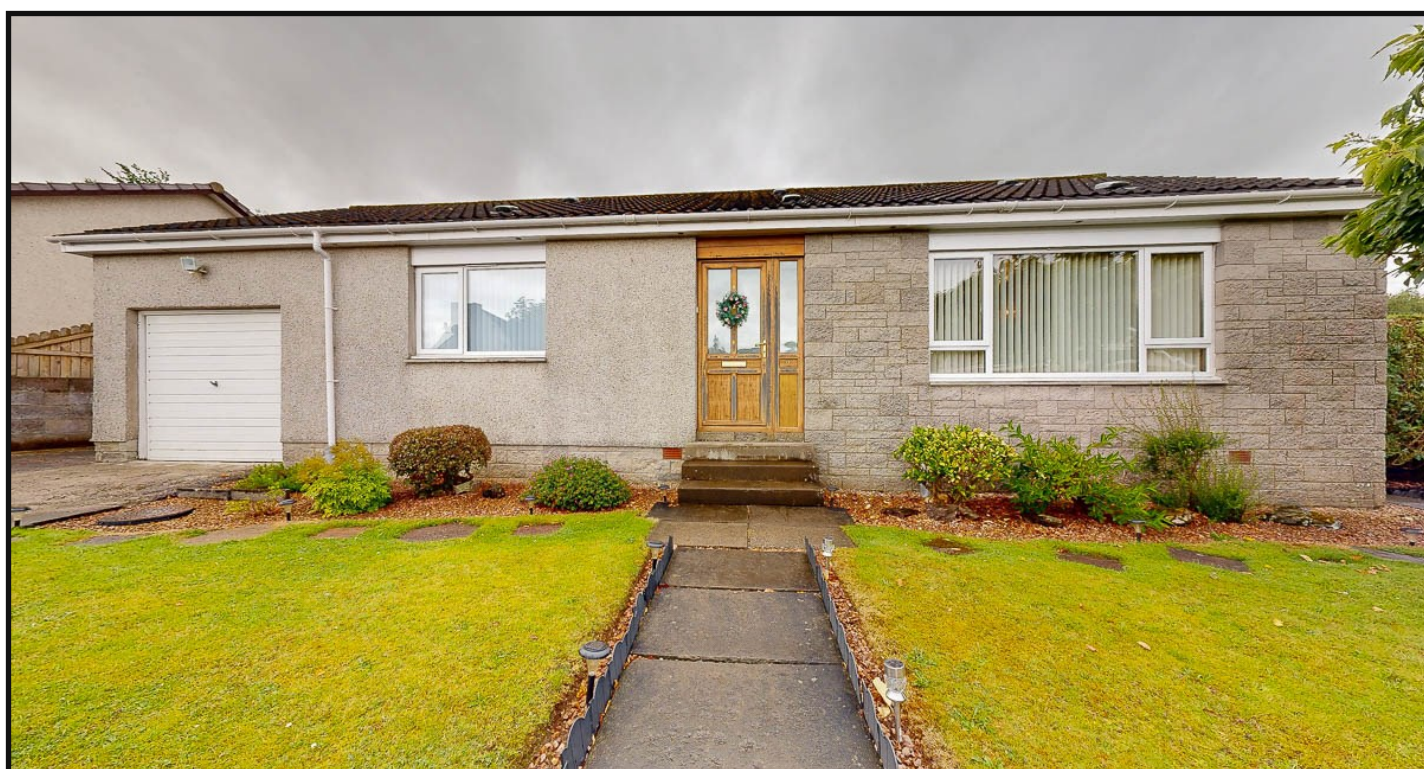
Bedroom Three: Located to rear, single rear window, built in wardrobes, carpet and coving.

Bathroom: Shower over bath, wash hand basin with tiled back splash, WC and obscure rear facing window.

Exterior: To the front is a well maintained garden with laid lawn, mature trees, shrubs and driveway. Bounded at hedging and fencing. To the rear of the property is a generous sized garden with laid lawn, mature planting, an extensive patio to the side with Balmullo chips and patterned paving and summerhouse with power. Bounded by a mix of stone wall, fencing and hedging.

About the area: Coupar Angus is well-served with a medical centre, supermarkets, post office, petrol station, independent stores and a hotel. Coupar Angus Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter, with access to Blairgowrie, Kirremuir and Forfar, as well as the larger cities of Dundee and Perth.

TO VIEW: Please contact Miller Gerrard on 01250 873468 or email property@millergerrard.co.uk

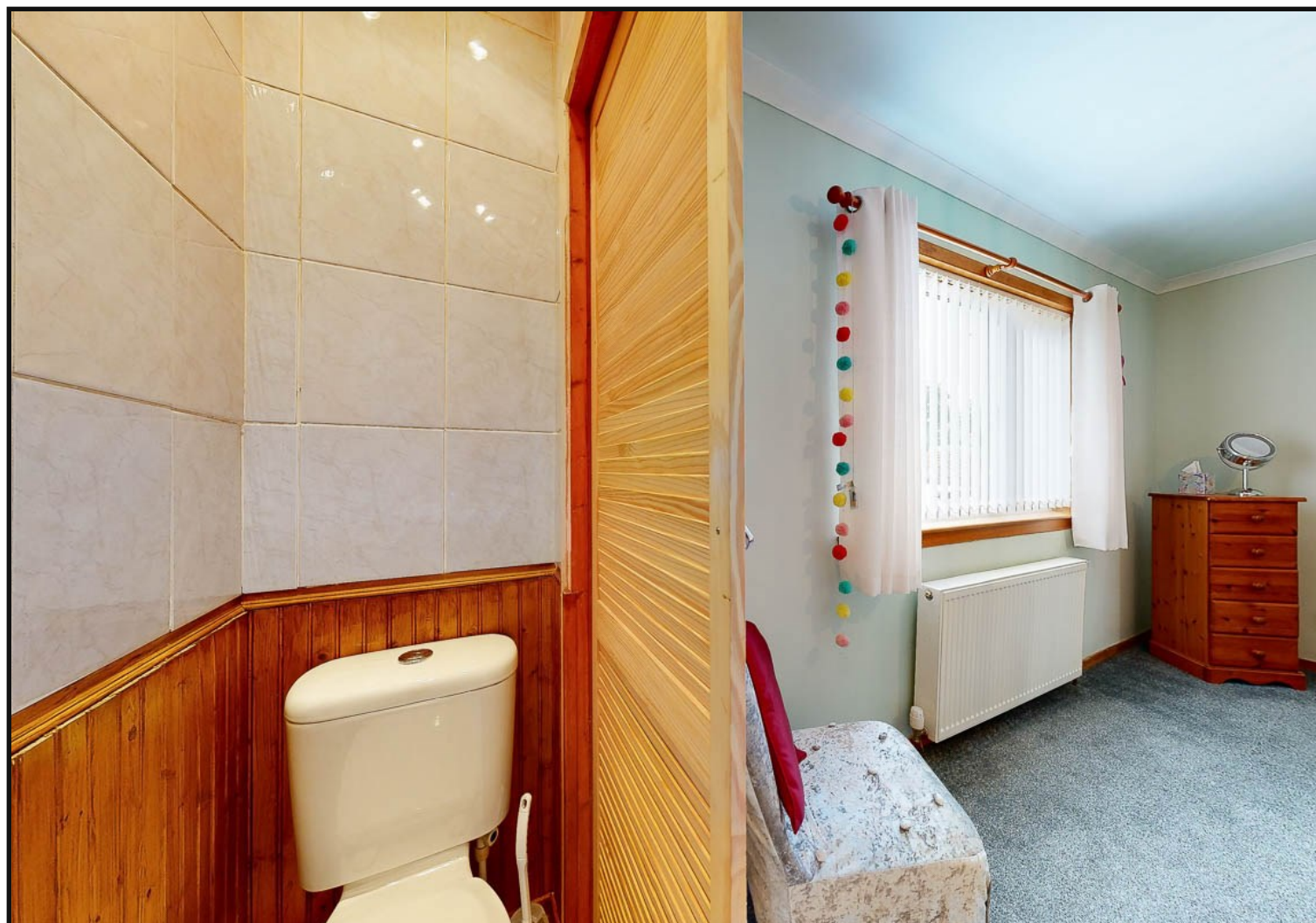




















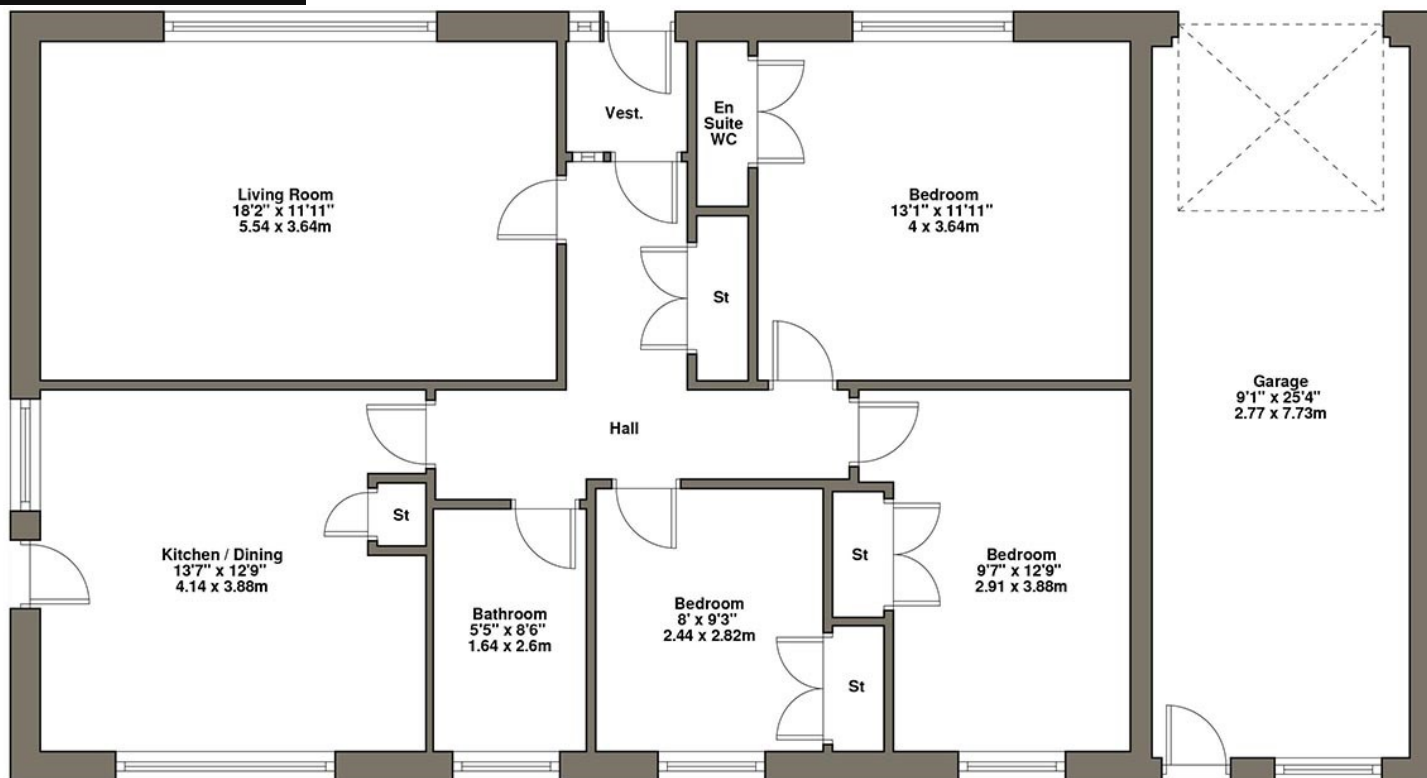








FLOOR PLAN



2 Grampian View, Coupar Angus, PH13 9EW

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	5.54 x 3.64	KITCHEN/DINING	4.41 x 3.88
BEDROOM ONE	4 x 3.64	BEDROOM TWO	3.88 x 2.91
BEDROOM THREE	2.82 x 2.44	BATHROOM	2.6 x 1.64
GARAGE	7.73 x 2.77		

MILLER GERRARD

Solicitors and Estate Agents

The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468 Fax: 01250
875257

www.millergerrard.co.uk

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.



Visit us on
Facebook
www.facebook.com/MillerGerrardMG

Zoopla

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