

# MILLER GERRARD

Solicitors and Estate Agents



**28 CAUSEWAYEND  
COUPAR ANGUS  
BLAIRGOWRIE  
PH13 9DT**

**TO LET**

**£700 PCM + COUNCIL TAX +  
UTILITIES**

**EPC RATING 'D'**

**COUNCIL TAX BAND 'A'**

## 28 CAUSEWAYEND, COUPAR ANGUS, BLAIRGOWRIE, PH13 9DT

- \* ONE BEDROOM COTTAGE
- \* SPACIOUS BRIGHT LIVING ROOM
- \* LARGE DOUBLE BEDROOM
- \* PRIVATE AREA OF GARDEN
- \* DOUBLE GLAZING
- \* GAS CENTRAL HEATING

Miller Gerrard are delighted to bring to the rental market 28 Causewayend in Coupar Angus. The one bedroom cottage is spacious and bright and offers plenty of storage. There is a private garden area at the rear of the property for when you would like to take a break and enjoy some outdoor time. There is a shared drying green and the property benefits from double glazing and gas central heating. It is a charming cottage in an ideal location for travelling to Blairgowrie, Dundee or Perth.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.















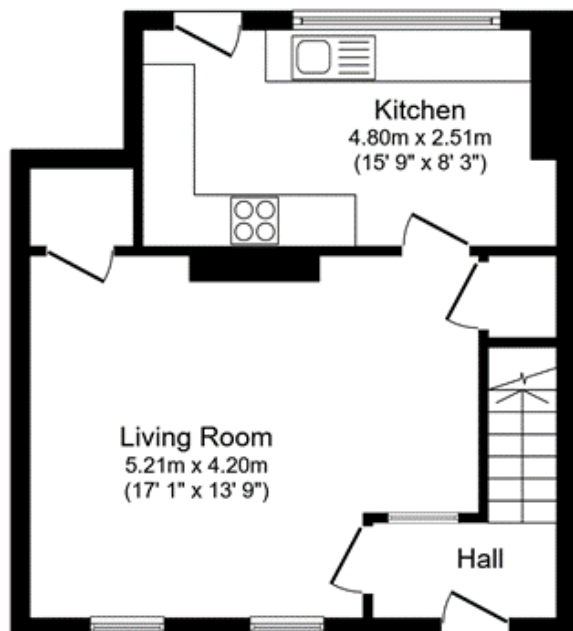


**This Private Residential Tenancy will include the following conditions:-**

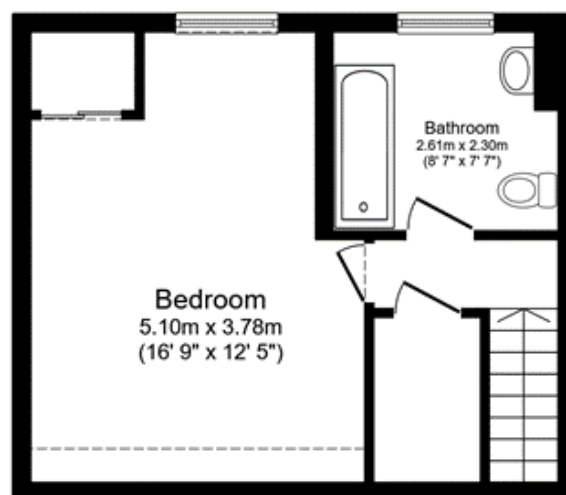
- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The tenant must not carry out any structural alterations or re-decoration without having first obtained consent of the Landlord.
- The tenant should keep the premises 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.

The rent is £700 per calendar month payable monthly in advance by standing order. A returnable deposit of £700 will be required. In addition the Tenant will be responsible for Council Tax (Band A) and payment for utilities 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.



**Ground Floor**  
Floor area 39.5 sq.m. (425 sq.ft.)



**First Floor**  
Floor area 31.8 sq.m. (343 sq.ft.)

**Total floor area: 71.3 sq.m. (768 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.21 X 4.20	KITCHEN	4.80 X 2.51
BEDROOM	5.10 X 3.76	BATHROOM	2.62 X 2.30

**MILLER GERRARD**  
**SOLICITORS & ESTATE AGENTS**  
**THE STUDIO**  
**13 HIGH STREET**  
**BLAIRGOWRIE**  
**PH10 6ET**  
**TEL: 01250 873468**  
**EMAIL: [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**  
**[www.millergerrard.co.uk](http://www.millergerrard.co.uk)**



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..

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