

# MILLER GERRARD

Solicitors and Estate Agents

FOR LET



**NEIST AIRT, TRADES LANE, COUPAR ANGUS PH13 9DN**

**AN UNFURNISHED TWO BEDROOM TRADITIONAL MAISONETTE, WHICH IS ATTRACTIVELY MODERNISED AND IN A CENTRAL LOCATION.**

- LOUNGE
- HALLWAY
- SINGLE BEDROOM
- GAS CENTRAL HEATING
- EPC BAND 'D'
- DEPOSIT AND REFERENCES
- LANDLORD REGISTRATION REFERENCE - 47062/340/06571
- BREAKFASTING KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- REGRET NO SMOKERS OR PETS

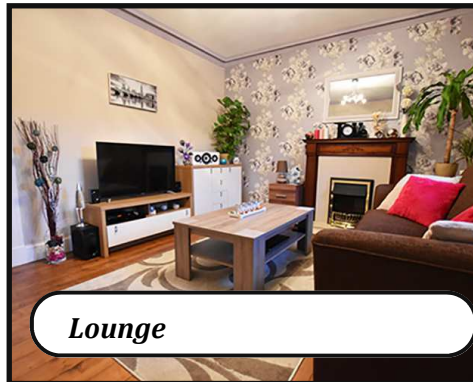
**£450.<sup>00</sup> PER CALENDAR MONTH**

This most attractively modernised traditional first and second floor maisonette is accessed by the exterior staircase with recently renewed rails, and upgraded steps to the first floor exterior landing, which provides access to three flats. Neist Airt enters by a fully insulated and double glazed main door with stained glass panel. The property is situated in a convenient, central location, only minutes' walk to shops and amenities. The well presented accommodation comprises front facing lounge with timber fireplace, marble style backing and hearth with electric fire. Metal curtain pole, coving and polished timber floorboards. The lounge opens to a box room, which could easily be used as an office, and has a window to the front, metal curtain pole and polished timber floorboards. The modern kitchen, with its rear facing window with a deep shelf, has a good range of both wall mounted and floor standing units. There is a stainless steel sink and drainer, tiling behind the work surfaces and a built-in ceramic hob and electric oven with extractor hood above. It is plumbed for an automatic washing machine. There is a wall mounted gas central heating boiler, laminate flooring and plenty space for a breakfast table. The hall, with understairs cloak cupboard, deep shelved cupboard and small understairs cupboard provides ample storage space. The staircase, with ornate iron rails and polished timber banister, leads to the upper hall with a Velux window above the stairwell. There is a good sized double bedroom with coombed ceilings to the front, and the room has a bright bay dormer window with two double and a single built in wardrobe/storage units. The coombed single bedroom also to the front is fitted with a Velux window. The bathroom, also has coombed ceilings, and has a large bright Velux window with blind and comprises a white bathroom suite, shower over bath with screen, WC and WHB. There are fitted storage and shelf units, a ladder style towel radiator and a fitted tilting mirror, Outside there is a cellar/shed under the exterior staircase and a shared drying area.

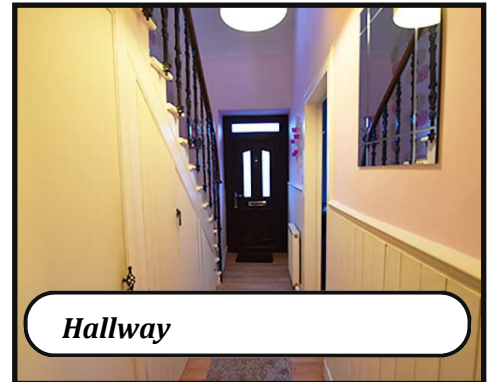
The country town of Coupar Angus is conveniently situated within approximately 30 minutes by car of the cities of Perth and Dundee with their onward rail and motorway connections. Local amenities in Coupar Angus include shops, supermarket, primary school, health centre, dental surgery, sports facilities and library. The town is in the course of a regeneration programme with many high quality building improvements being made to the central area.



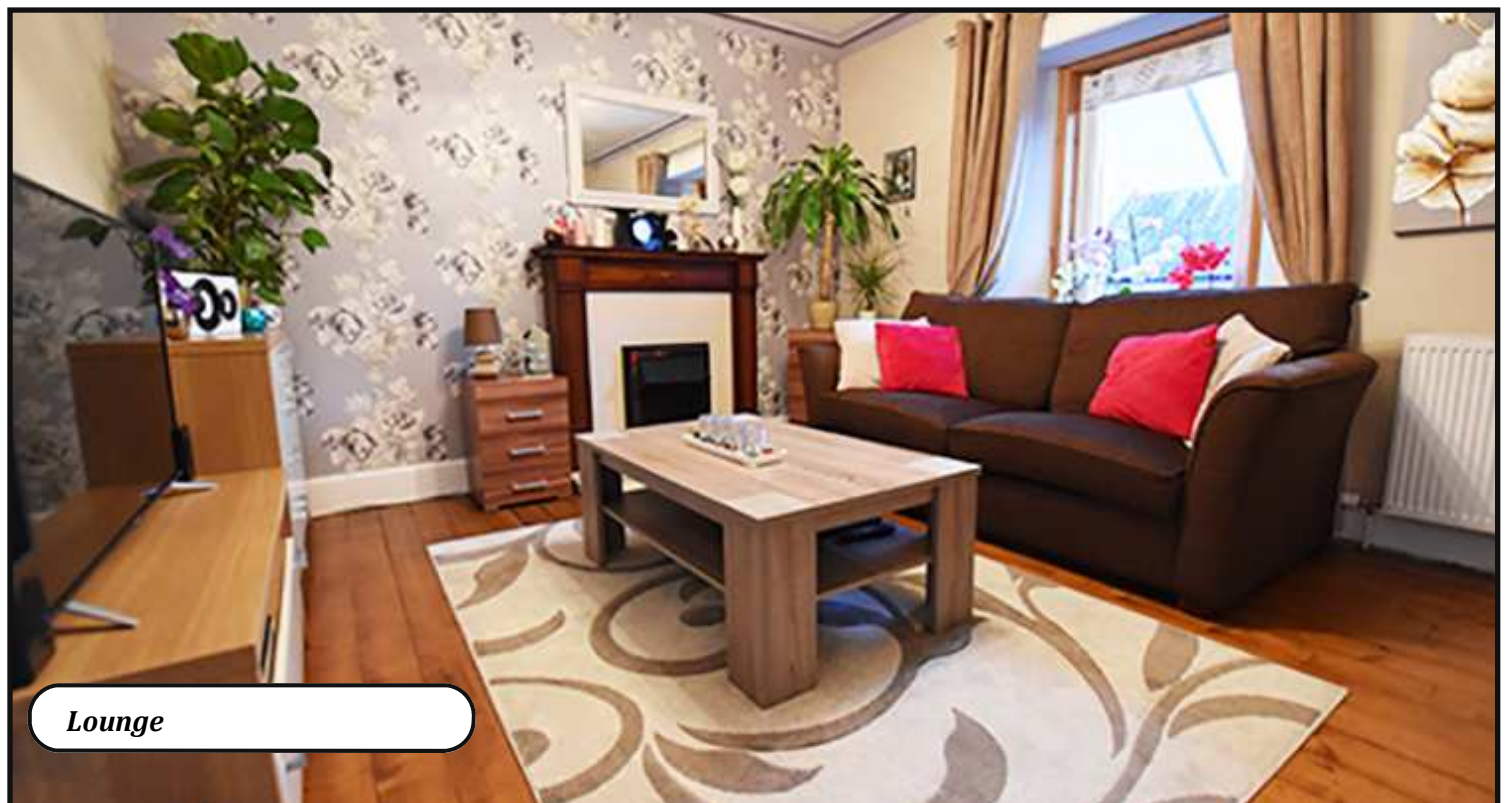
**Front Aspect**



**Lounge**



**Hallway**



**Lounge**



*Kitchen*



*Kitchen*



*Bedroom*



*Bathroom*



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 £450.00 per calendar month payable monthly in advance by standing order. A returnable deposit equivalent to one month's rent will be required. In addition the Tenant will be responsible for Council Tax (Band A which is currently £1177.41 p.a.) and payment for gas, electricity, telephone and other services.

References will be required and it is regretted that no applications from smokers, can be accepted.

## MILLER GERRARD

Solicitors and Estate Agents

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

Tel: 01250 873468

Fax: 01250 875257

[www.millergerrard.co.uk](http://www.millergerrard.co.uk)



Zoopla



onTheMarket.com



## 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.

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